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Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: Kent Meridian / 61

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 719

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$64,500	\$154,300	\$218,800	\$232,000	94.3%	8.57%
2003 Value	\$76,900	\$153,100	\$230,000	\$232,000	99.1%	6.86%
Change	+\$12,400	-\$1,200	+\$11,200		+4.8%	-1.71%
% Change	+19.2%	-0.8%	+5.1%		+5.1%	-19.95%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of **-1.71%** and **-19.95%** actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$68,500	\$151,100	\$219,600
2003 Value	\$80,400	\$149,300	\$229,700
Percent Change	+17.4%	-1.2%	+4.6%

Number of improved Parcels in the Population: 5829

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

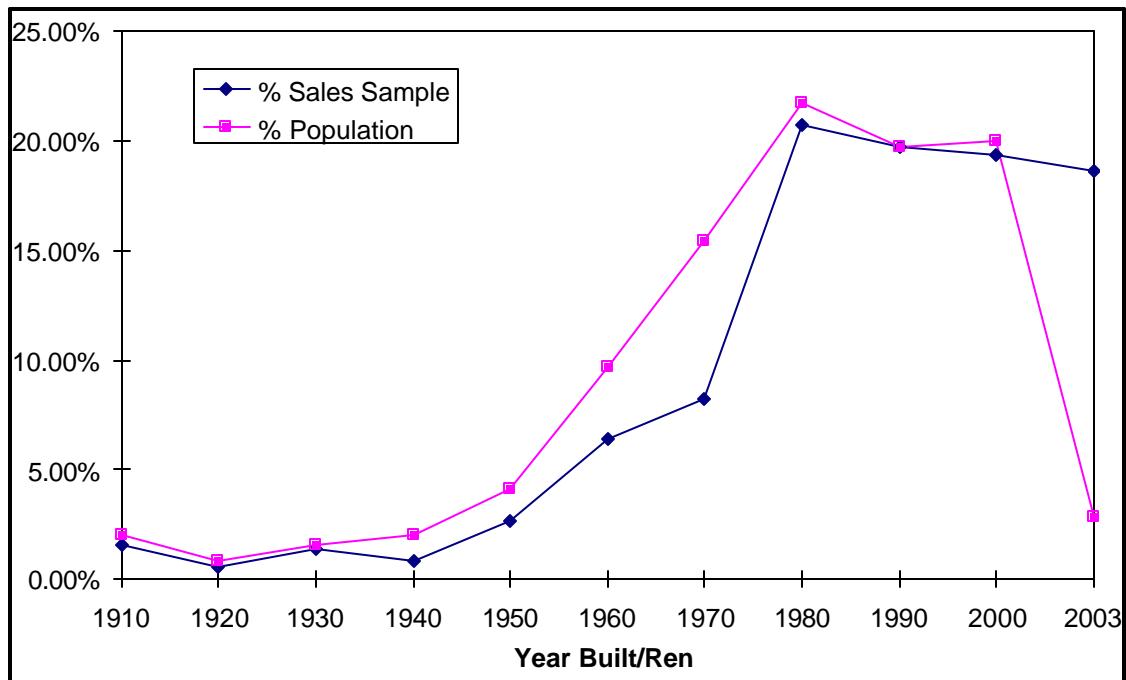
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	11	1.53%
1920	4	0.56%
1930	10	1.39%
1940	6	0.83%
1950	19	2.64%
1960	46	6.40%
1970	59	8.21%
1980	149	20.72%
1990	142	19.75%
2000	139	19.33%
2003	134	18.64%
	719	

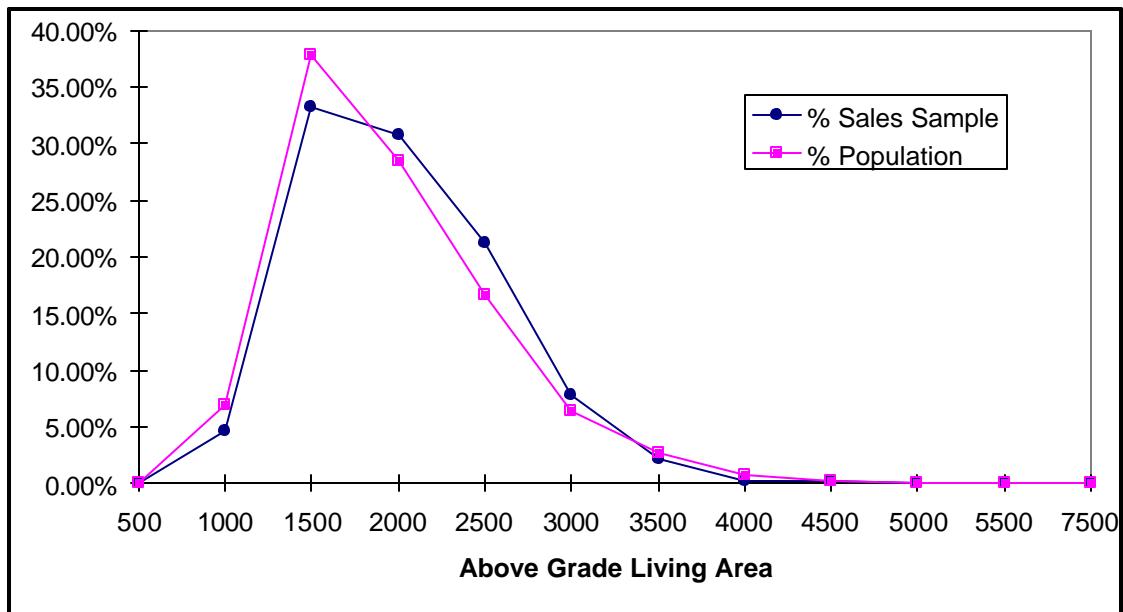
Population		
Year Built/Ren	Frequency	% Population
1910	119	2.04%
1920	51	0.87%
1930	92	1.58%
1940	117	2.01%
1950	242	4.15%
1960	565	9.69%
1970	900	15.44%
1980	1264	21.68%
1990	1148	19.69%
2000	1164	19.97%
2003	167	2.86%
	5829	



The sales sample is fairly representative of the population. Houses built in the 1970's are slightly under represented in the sales sample. Sales of new homes are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

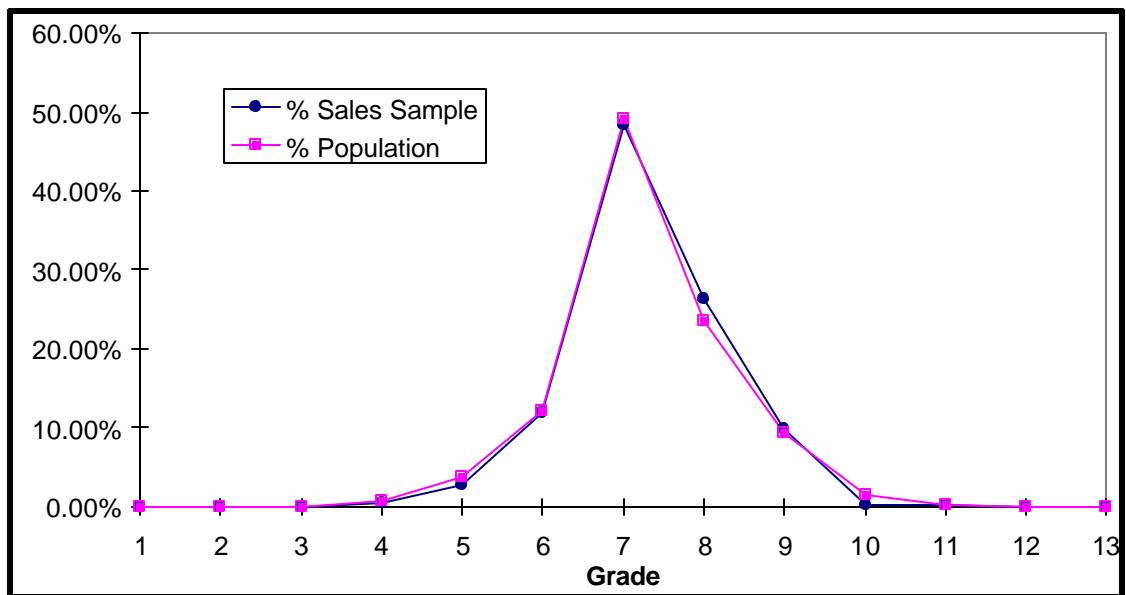
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.05%
1000	33	4.59%	1000	404	6.93%
1500	239	33.24%	1500	2204	37.81%
2000	221	30.74%	2000	1656	28.41%
2500	153	21.28%	2500	973	16.69%
3000	56	7.79%	3000	378	6.48%
3500	15	2.09%	3500	155	2.66%
4000	1	0.14%	4000	42	0.72%
4500	1	0.14%	4500	10	0.17%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	2	0.03%
	719			5829	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

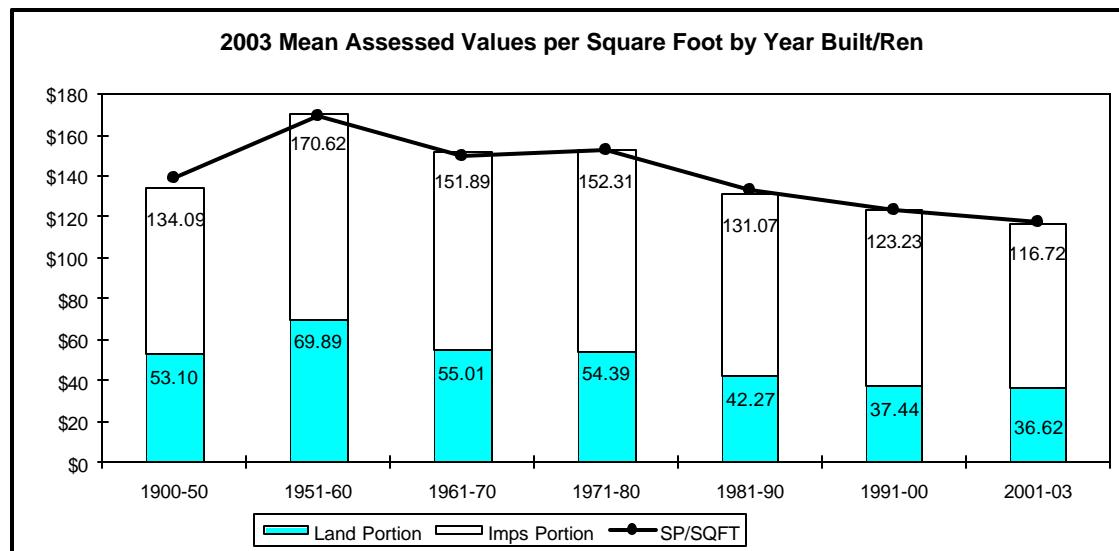
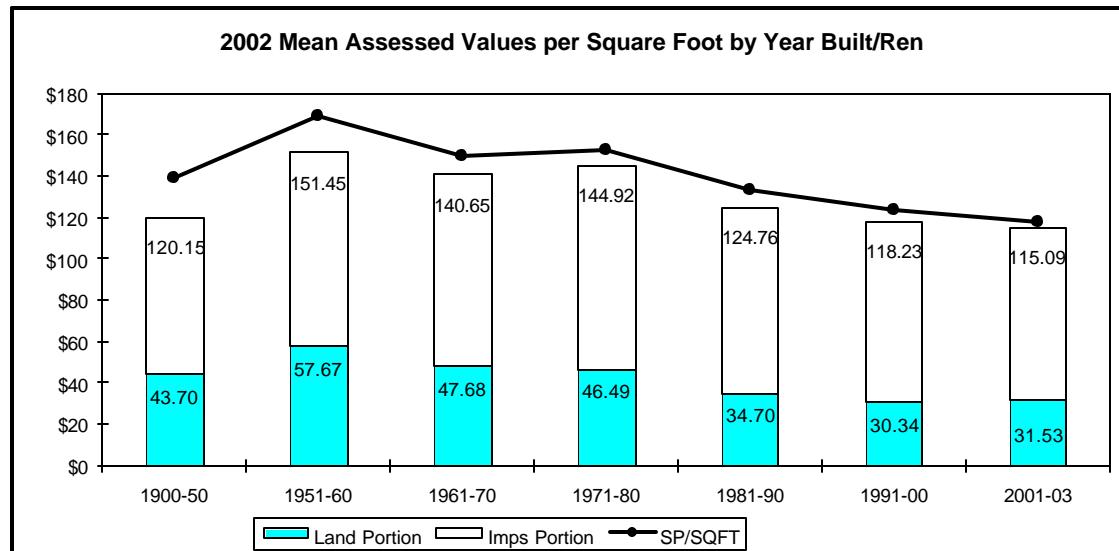
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	3	0.42%	4	42	0.72%
5	20	2.78%	5	212	3.64%
6	85	11.82%	6	706	12.11%
7	347	48.26%	7	2864	49.13%
8	190	26.43%	8	1366	23.43%
9	71	9.87%	9	542	9.30%
10	2	0.28%	10	81	1.39%
11	1	0.14%	11	13	0.22%
12	0	0.00%	12	2	0.03%
13	0	0.00%	13	0	0.00%
		719			5829



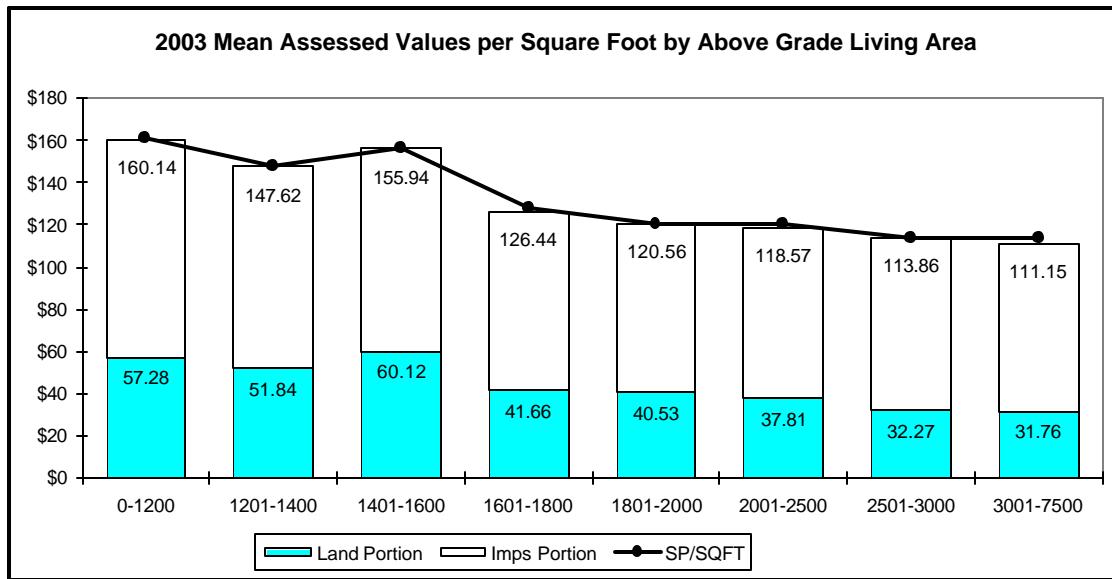
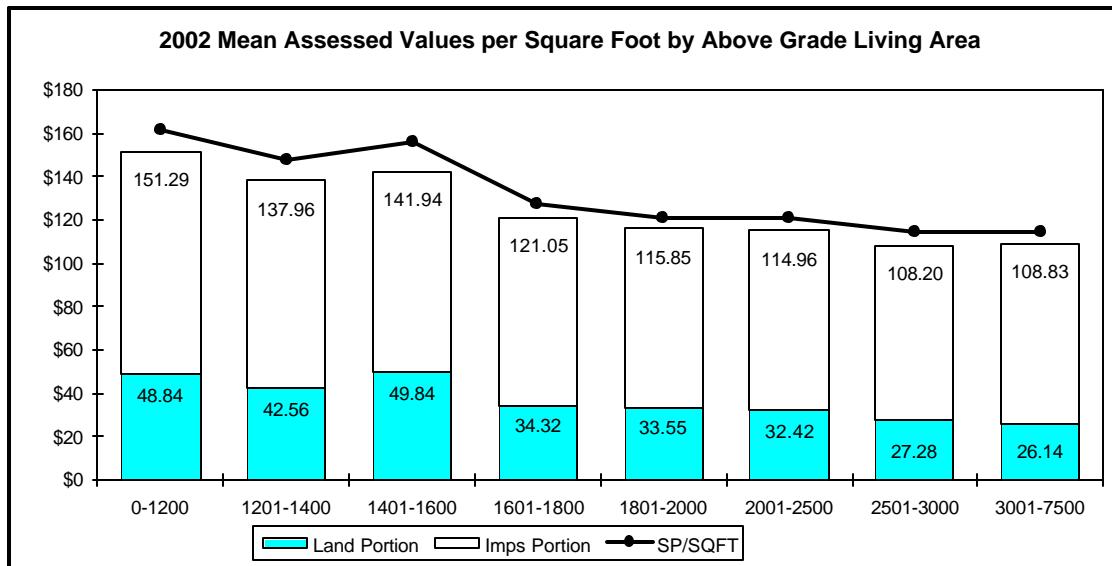
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built or Year Renovated



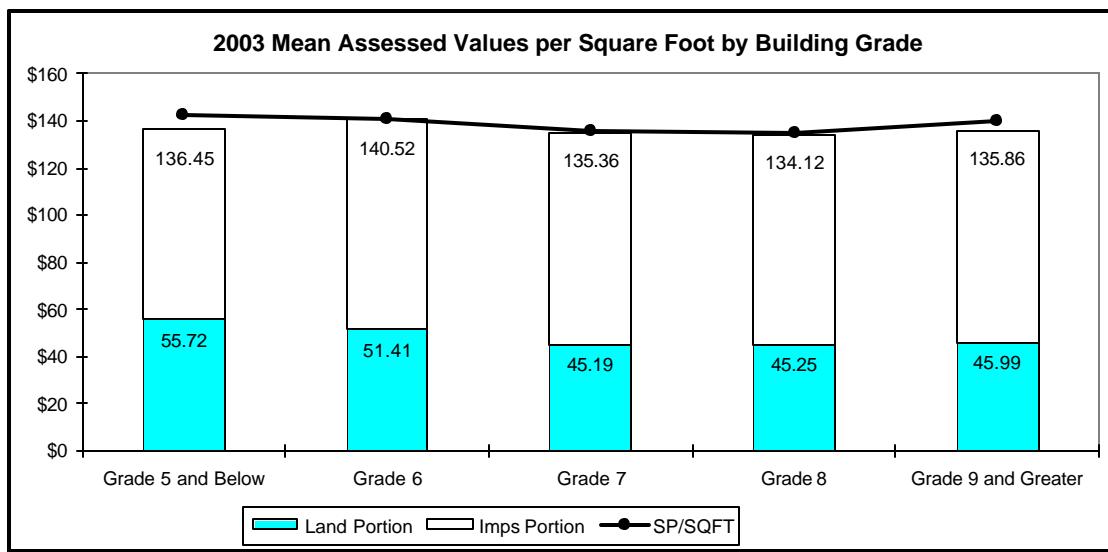
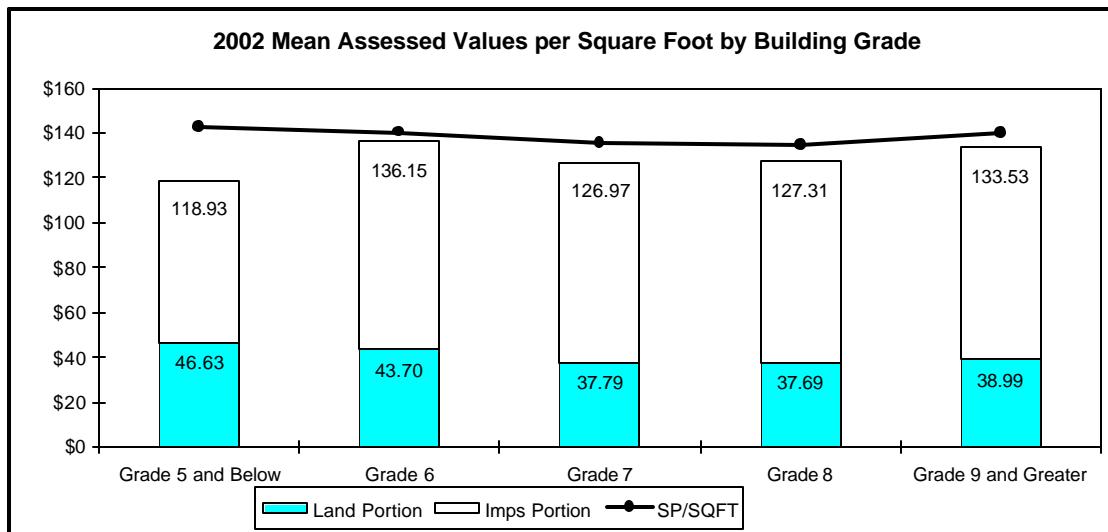
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



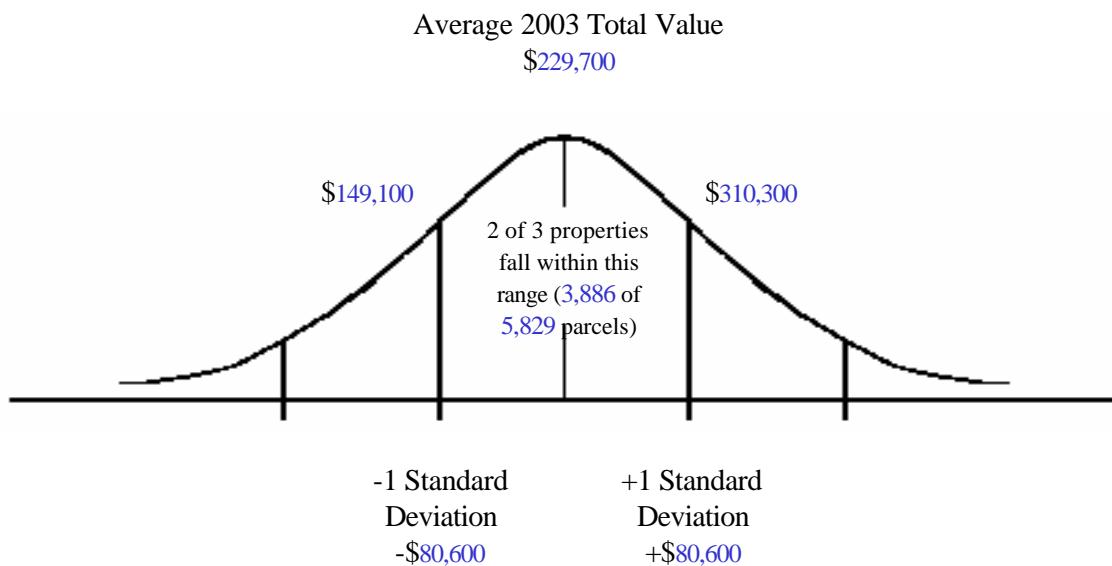
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. Since there were only two sales of grade 10 and one sale of grade 11, they were included in the grade 9 stratum. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Kent Meridian

Boundaries:

This area is bounded on the north by SE 218th ST and SE 240th ST, on the south by the Green River and Kent-Kangley Rd, on the east by SE 148th Ave, and on the west by SR 167.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 61 is located halfway between Seattle and Tacoma within the City of Kent. This area consists of 2 sub areas, sub 5 which includes downtown Kent, and sub 6 which includes the south part of Kent's East Hill, Lake Meridian, and Meridian Valley Country Club. The typical quality of homes, as illustrated by the Frequency Tables is grade 7. These homes are approximately 1500 square feet in size, and were built between 1980 and 2000. Parts of this area have seen significant new plat activity and new construction. Waterfront properties consist of Lake Meridian properties and a few properties along the Green River.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.57% to 6.86%.

Scope of Data

Land Value Data:

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. The allocation approach was also used and gave results that validated land values indicated by the vacant sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the

“Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6548 parcels in the 2 sub areas of 61. Within the 2 sub areas, 9 neighborhoods were identified.

Neighborhood 1 – Downtown

This neighborhood has 366 parcels and lies mostly west of Central Avenue and is divided by the city center into northern and southern sections. The northern section is zoned single-family residential. The southern section is zoned low and medium density multifamily. The homes are typically older, built mostly before 1960. The area is impacted by traffic and railroad noise.

Neighborhood 2 - Off James

This neighborhood has 224 parcels and is bounded by Central Avenue on the west, Smith Street on the south, and Alvord Avenue on the east. This neighborhood is zoned single family and was built predominately before 1970. Many homes are negatively impacted by traffic noise. Other impacts include topography and wetlands. Some properties have territory views, as one goes up the James Street hill to the east; these were considered to have a minimal impact on value

Neighborhood 3 – East Hill A

This neighborhood has 900 parcels and is east of Alvord Avenue, north of Canyon Drive SE, east of 100th Avenue SE and west of 104th Avenue SE and 108th Avenue SE. There is a mixture of house styles and ages, but most were built after 1950. Some parcels in this neighborhood have good territorial views and/or fair Olympic Mountain views. Negative impacts include traffic, streams and wetlands. There has been some new plat and new construction activity.

Neighborhood 4 – Scenic Hill

This neighborhood has 859 parcels and lies east of Central Avenue and south of Smith Street and Canyon Drive SE. While there is a mixture of house ages and styles, houses built in the 1950's and 1960's predominate in the northern portion, while houses built in the 1970's and 1980's are more common further south. Some parcels have good territorial and minor Olympic Mountain and Seattle skyline views. Traffic and topography are issues in this neighborhood.

Neighborhood 5 – South Kent

This neighborhood consists of 17 parcels and lies south of 259th Avenue SE and the steep hillside acreage and valley floor parcels between the Green River and Scenic Hill. There are 17 parcels in this neighborhood.

Neighborhood 6 – North Kent

This small neighborhood consists of the 17 northern most parcels south of SE 218th Street, east of SR 167 and west of 93rd Avenue SE. Most houses were built between 1978 and 1984. Topography, access, and freeway noise are considerations in this neighborhood.

Neighborhood 7 – East Hill B

This neighborhood has 3,385 parcels and comprises most of the parcels from 104th Avenue SE, on the west, to 148th Avenue SE, to the east, between SE 240th Street and Kent-Kingly Road. There is a mixture of acreage and non-acreage parcels, along with plats from the 1960's to present. Some parcels have views of Lake Meridian, and Mount Rainier, while some homes have cascade and territorial views. This area continues to see new plat activity.

Neighborhood 8 – Lake Meridian

This neighborhood has 395 parcels and consists of Lake Meridian waterfront, properties with close proximity to the waterfront, and properties easterly of the lake to 148th Avenue SE.

Neighborhood 9 – Meridian Valley Golf and Country Club

This neighborhood has 385 parcels and consists of properties in the Meridian Valley Golf and Country Club. This gated community features houses that were built predominantly between the mid 1970's and the mid 1980's. Meridian Valley Country Club officially opened in 1967 with 9 holes. The second 9 was opened the following year. Houses range from average/good quality, grade 8 and 9, to excellent quality grade 11 and 12.

There were few arms-length sales of vacant parcels through out the area. As such, the sales comparison approach had to be supplemented with land allocation. For land allocation we estimated the starting land-to-total value allocation of 28%. We used the starting allocation percentage in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Valuation was according to lot size for most parcels except for plats where a site value basis was more appropriate.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

The following plats were valued on a site basis.

Plat Name	Major	Site Value	** WtrFt Access Add \$5,000
Alpine Villlage	019330	\$64,000	
Carrol Estates	140300	\$64,000	
Meridian Meadows Add	546800	\$64,000	
Briarwood	107960	\$64,000	
Dravon	210850	\$64,000	
Eastridge Park Div 2	221291	\$60,000	
Eastwind	221500	\$64,000	
Kimmel's Meridian Estates	386500	\$68,000	
Mallory Meadows	505790	\$64,000	
Meridian South	546880	\$64,000	
Meridiana	547000	\$64,000	
Meridiana No 2	547010	\$64,000	
Meridiana No 3	547011	\$64,000	
Rainier View Estates	714020	\$64,000	
Shore Lane Add	776340	\$64,000	**
Bayberry Crest	058647	\$68,000	
Canterberry Greens	133029	\$68,000	
Hollywood Add to Lk Meridian	340030	\$68,000	
Lakefront Estates Add	403050	\$68,000	**
Meridian Hills	546675	\$68,000	
Penny Lane	670590	\$68,000	
Stillwater Greens	801620	\$68,000	
Stillwater Shadows	801623	\$68,000	
Stillwaters	801625	\$68,000	
Wilsons Add to Lk Meridian	945420	\$68,000	
Stillwaters Div No 2	801626	\$76,000	
Dover Park	209550	\$76,000	
Roses Meadow	743605	\$76,000	
Meridian Manor	546790	\$76,000	**
Meridian Manor No 2	546791	\$83,000	**
Vista Park Add to Lk Meridian	895580	\$83,000	**
Nels Johnson Add to Lk Meridian	372880	\$83,000	**
Canterbury Place	133065	\$78,000	
Hillside Manor	337580	\$78,000	
Strawberry Place	804700	\$78,000	
Strawberry Place 2	804701	\$78,000	
Swan Court 2	815576	\$78,000	

Land Value Model Calibration (cont.)

Plat Name	Major	Site Value	** WtrFt Access Add \$5,000
Swan Court 3	815577	\$78,000	
Benson Highland	073290	\$78,000	
Top of the Hill	866250	\$78,000	
Eastwood	221545	\$78,000	
Canterbury	133025	\$78,000	
Canyon Crossing	133230	\$78,000	
Emerald Ridge	233154	\$78,000	
Emerald Ridge 2	233155	\$78,000	
Highland Crossing	329575	\$78,000	
Hazlewood Meadows	320485	\$78,000	
Pacific Heights	660024	\$78,000	
Rhododendron Estates	724810	\$78,000	
Meridian Valley Country Club (Fairway)	546950	\$187,000	
Meridian Valley Country Club	546950	\$140,000	
Heatherwind	321159	\$140,000	
Loe Estates Div 3	439702	\$126,000	
Meridian View	546965	\$95,000	
Loe Estates Div 1	439700	\$87,000	
Loe Estates Div 2	439701	\$87,000	
Loe Estates Div 4	439703	\$87,000	
Country Club Village	178670	\$84,000	
Country Club Village Div 2	178671	\$84,000	
Meridian Place	546875	\$84,000	
Chancellor Crest	150950	\$80,000	
Chancellor Park Div 1	150970	\$78,000	
Heatherglen Estates	321156	\$75,000	
Heatherglen Estates No 2	321158	\$75,000	
Kenatco Estates	381470	\$73,000	
Madison Place	501580	\$72,000	
Countryside	179030	\$66,000	
Brookfield	113760	\$64,000	
Kensington High	382650	\$64,000	
Lk Meridian North Div 1	405110	\$64,000	
Lk Meridian North Div 2	405111	\$64,000	
Bradley Estates	103000	\$60,000	
Teresa Terrace Add	858100	\$60,000	
Plemons Clark Lake Trs	682980	\$60,000	
Plemons Clark Lake Trs #2	682990	\$60,000	
Meridian Firs	546630	\$48,000	
Meridian Firs No. 2	546361	\$48,000	
Green Meadows	288797	\$75,000	
Lake Meridian Village	405130	\$38,000	

Land Value Model Calibration (cont.)

Square foot values for non-acreage parcels neighborhoods 1–6 (platted and tax lots)

Lot Size	Nbrhd 1	Nbrhd 2	Nbrhd 3	Nbrhd 4	Nbrhd 5	Nbrhd 6
3000-3999	42000	45000	49000	50000	42000	49000
4000-4999	44000	51000	55000	56000	44000	55000
5000-5999	47000	54000	63000	64000	47000	63000
6000-6999	51000	58000	65000	66000	51000	65000
7000-7999	56000	62000	66000	69000	56000	66000
8000-8999	61000	63000	67000	71000	61000	67000
9000-9999	65000	65000	68000	73000	65000	68000
10000-10999	69000	69000	71000	75000	69000	71000
11000-11999	73000	73000	75000	78000	73000	75000
12000-12999	77000	77000	78000	81000	77000	78000
13000-15999	81000	81000	83000	84000	81000	83000
16000-19999	85000	85000	85000	87000	85000	85000
20000-25999	87000	87000	88000	92000	87000	88000
26000-29999	88000	90000	92000	98000	88000	92000
30000-38999	89000	93000	95000	101000	89000	95000
39000-43559	90000	95000	99000	104000	90000	99000

Neighborhoods 1-6 Acreage Parcels

Acres	Value	Acres	Value
1	\$100,000	5	\$214,000
2	\$128,000	7	\$270,000
3	\$165,000	10	\$355,000
4	\$185,000		

Unplatted Lots NonWtrft Neighborhood 7,8,9

Lot Size	Value	Lot Size	Value	Lot Size	Value
6000	72000	1.5 acres	100000	7 acres	225000
10000	75000	2 acres	120000	8 acres	240000
15000	77000	2.5acres	140000	9 acres	255000
20000	80000	3 acres	160000	10 acres	270000
25000	83000	3.5 acres	165000	12 acres	300000
30000	86000	4 acres	175000	15 acres	345000
1 acre	90000	5 acres	195000	20 acres	420000
1.25 acres	95000	6 acres	210000		

Lake Meridian Waterfront (neighborhood 8)

Eastside of Lake, neighborhood 8 schedule x 1.3 +\$2500 per wtrft foot

Westside of Lake, neighborhood 8 schedule + \$1800-\$2000 per wtrft foot

Land Value Model Calibration (cont.)

Meridian Valley Golf and Country Club (neighborhood 9)

Site values were used for parcels in this neighborhood.

Non-fairway lots no view--\$140,000
Non-fairway lots with view--\$147,000
Fairway lots no view--\$187,000
Fairway lots with view--\$196,000

Adjustments for all areas

Traffic Noise	
Moderate	schedule less 5%
High	schedule less 10%
Extreme	schedule less 20%

Views

Possible views were Territorial, Cascade, Olympic and Rainier. All views were given equal consideration. Views are not cumulative; the highest adjustment is 10% overall for an excellent view. Views were adjusted as follows:

Good	schedule plus 5%
Excellent	schedule plus 10%

Loe's Estates (majors 439700-439703)
Average schedule plus \$5,000
Good schedule plus \$10,000

Topography, wetlands access and other building problems were adjusted downward from 5% to 70%.

Vacant Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Lot size	View	Water-front
5	804700	0020	04/26/2002	\$ 82,500	5,883	N	N
5	804700	0030	04/26/2002	\$ 82,500	5,708	N	N
5	804700	0040	04/26/2002	\$ 82,500	6,123	N	N
5	804700	0080	02/20/2002	\$ 82,500	6,102	N	N
5	804700	0090	02/20/2002	\$ 82,500	6,161	N	N
5	804700	0100	06/13/2002	\$ 78,500	6,403	N	N
5	804700	0110	06/13/2002	\$ 78,500	5,862	N	N
5	804700	0120	06/17/2002	\$ 75,000	6,496	N	N
5	383080	0110	08/15/2002	\$ 75,000	11,592	N	N
5	133230	0340	09/09/2002	\$ 76,000	7,910	N	N
5	192205	9331	06/27/2002	\$ 75,000	10,859	Y	N
6	202205	9001	03/07/2001	\$157,500	121,968	N	N
6	212205	9085	03/21/2002	\$100,000	56,000	N	N
6	212205	9181	07/25/2001	\$300,000	257,392	N	N
6	272205	9096	02/15/2001	\$ 76,000	8,138	Y	N
6	282205	9238	10/22/2002	\$176,000	84,020	N	N
6	801620	0690	04/26/2001	\$ 70,000	8,272	N	N
6	505790	0040	04/05/2001	\$ 64,000	4,836	N	N
6	212205	9199	11/15/2001	\$ 72,500	5,715	N	N
6	212205	9200	10/24/2001	\$ 72,000	5,774	N	N
6	405080	0010	01/11/2001	\$100,000	7,968	Y	Y
6	546950	2890	08/29/2001	\$160,000	15,290	N	N
6	546950	3020	11/08/2002	\$145,000	14,400	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	233154	0010	04/06/2001	\$ 50,000	QUIT CLAIM DEED;
5	159860	0280	12/13/2001	\$ 36,000	GOVERNMENT AGENCY;
5	185860	0024	04/24/2002	\$180,000	SEGREGATION AND/OR MERGER;
5	292205	9161	02/28/2001	\$214,500	TEAR DOWN;
6	418040	0050	06/17/2002	\$ 84,000	BUILDER OR DEVELOPER SALES;
6	202205	9293	11/12/2002	\$ 40,000	NON-REPRESENTATIVE SALE;
6	222205	9049	07/25/2002	\$260,000	TEAR DOWNIMP;
6	178671	0010	01/05/2001	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	178671	0020	01/05/2001	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	178671	0030	01/05/2001	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	178671	0040	01/05/2001	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The population was generally well represented by the sales sample. The exceptions were of homes on acreage, building grades below grade 5 and above grade 9, poor condition, multiple improvements, and large homes over 5000 square feet. Charts, which illustrate sample representation, are included in the Executive Summary.

Various possible variable combinations and valuation alternatives including a cost model (RCNLD) were considered in the development of the final model. Ultimately, one characteristic based multiplicative model was used for all neighborhoods. The final model, in addition to the typical variable units of building age, grade, condition, and square feet, includes several plat variables, covered parking, Lake Meridian waterfront, and view variables.

This model predicted value well for most properties. For properties that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV.

Mobile Home Analysis

There are 26 parcels in Area 61 that are improved with a mobile home. There were not enough sales for a separate mobile home analysis. Mobile home parcels will be valued using the cost of the mobile home as determined by the BOECKH cost model multiplied by 1.25 plus new land. The total average increase to mobiles homes is 7.9%.

Mobile Home Model

$$2003 \text{ Total Value} = 2003 \text{ BOECKH Cost} * 1.25 + \text{New Land}$$

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Variables:	Definitions/Transformation
Plat 329575	Highland Crossing
Plat 383021	Kent Highlands Div 2
Plat 150970	Chancellor Park Div 1
Plat 320485	Hazelwood Meadows
Plat 439700 - 439703	Loe Estates Div 1 - 4
Plat 546630 - 546631	Meridian Firs and Meridian Firs Div 2
Plat 815576 - 815577	Swan Court 2 and Swan Court III
Plat 541230 - 541240	Meadow Hills, Meadow Hills #2, and Meadow Hills North
Base Land	2003 Base Land Value
Year Built or Year Renovated	Which ever is greater
Grade	Improvement Grade – Quality of Construction
Fair Condition	Condition of improvement for the year built
Good condition	Condition of improvement for the year built
Very Good Condition	Condition of improvement for the year built
Covered Parking	Excludes carports and basement garage
First Floor	Finished living area on first floor
Floor Above First Floor	Finished floor area above first floor
Basement	Unfinished basement area plus finished basement area greater than grade 5
Lake Meridian Waterfront	Properties located on Lake Meridian
Total View	Properties with view

Multiplicative Model

3.57175-0.03307446*Plat329575-0.01658501*Plat383021-0.02375042*Plat150970-0.03959916*Plat320485+ 0.04118016*PlatLoeEst-0.09693506*Plat546630Or546631YN+0.2048273*BaseLandC+ 0.02326296*ExpYrBltRenC+ 0.03917562*GradeC-0.0723839*FairYN+0.01169337*GoodYN+ 0.03413719*VGoodYN-0.02260932*Plat815576or577+0.02318796*PlatMeadowHills+ 0.001065342*EXPCvdNoCPBsmtGarC+0.02129253*EXPFstFlrC+ 0.02254402*EXPFlrAboveFstC+0.007794561*EXPUnfBPlusFinBByGradeC+ 0.1699802*LKMeridWftYN+0.01108525*TotVwNoWftYN

Standard Exceptions

Multiple buildings, Lot size less than 1000 square feet, Building grade less than 3, Total EMV less than base land.

Additional Exceptions

Poor condition, Net condition and Obsolescence, Unfinished full and Unfinished half floor area, Percent complete.

Additional Model Adjustments

Exceptions

Multiple Buildings	EMV for the primary improvement plus cost (RCNLD) for the secondary improvement.
Homes on Acreage	EMV
Grade 3 Improvements	RCNLD plus New Land
Poor Condition	RCNLD plus New Land
Net Condition	RCNLD plus New Land
Obsolescence	Cost adjustment to EMV based on RCNLD
Percent Complete	Improvement EMV at 100% * percent complete plus New Land
Unfinished Floor Area	Cost adjustment to EMV based on the difference of Building RCNLD of the unfinished area vs. the area as finished

Additional Plat Variables

Major	Plat	Adjustment
317190	Hawkridge	Imp EMV * 1.15 + New Land
221500	Eastwind	EMV *1.06
405130	Lake Meridian Village	EMV * .95

Lake Meridian Waterfront with improvements 5000 square feet and greater were valued using the improvement EMV * .70 plus new land.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 61.

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	161200	0540	03/16/2001	\$142,500	810	0	4	1920	5	6600	N	N	421 PROSPECT AV N
5	614660	0455	12/20/2002	\$100,000	680	0	4	1943	4	3200	N	N	760 3RD AV N
5	755740	0040	05/29/2001	\$136,500	620	0	4	1933	5	7930	N	N	750 4TH AV N
5	000660	0006	12/07/2001	\$169,500	1160	0	5	1910	5	6607	N	N	304 WILLIS ST
5	131010	0060	07/19/2001	\$155,000	1200	0	5	1904	3	9438	N	N	9425 S 240TH ST
5	132204	9147	05/07/2002	\$126,000	1430	0	5	1936	2	9583	N	N	921 3RD AV N
5	159860	0100	04/13/2001	\$240,000	1830	470	5	1909	5	7708	Y	N	916 E TEMPERANCE ST
5	186390	0100	10/01/2002	\$144,000	1320	0	5	1906	4	7200	N	N	503 5TH AV S
5	186390	0130	09/17/2002	\$143,800	1190	0	5	1910	4	7200	N	N	528 5TH AV S
5	192205	9124	12/06/2002	\$175,000	1550	0	5	1910	4	9180	N	N	347 HAZEL AV N
5	192205	9332	02/22/2001	\$159,950	1050	0	5	1936	5	10125	N	N	24604 98TH AV S
5	195260	0070	04/03/2001	\$161,950	1550	0	5	1922	4	9150	N	N	720 5TH AV N
5	262160	0025	02/22/2001	\$126,500	840	0	5	1943	3	5893	N	N	9255 S 240TH ST
5	292205	9085	04/24/2001	\$184,400	1400	0	5	1929	3	31057	N	N	26309 108TH AV SE
5	500380	0162	05/23/2002	\$128,000	1370	0	5	1914	1	12877	N	N	916 MACLYN ST
5	553930	0005	10/04/2001	\$164,950	1300	0	5	1938	4	5160	Y	N	903 E SEATTLE ST
5	614660	0080	11/19/2001	\$ 98,700	840	0	5	1947	3	5080	N	N	802 2ND AV N
5	614660	0095	01/08/2002	\$134,900	1020	0	5	1909	5	8890	N	N	816 2ND AV N
5	614660	0120	10/22/2002	\$155,000	970	0	5	1938	5	6350	N	N	836 2ND AV N
5	614660	0340	05/03/2001	\$159,000	1080	0	5	1910	4	10160	N	N	729 2ND AV N
5	614660	0535	09/18/2002	\$136,340	720	0	5	1942	3	5080	N	N	323 W CLOUDY ST
5	614660	0535	11/18/2002	\$133,800	720	0	5	1942	3	5080	N	N	323 W CLOUDY ST
5	614660	0546	07/23/2002	\$126,500	800	0	5	1930	4	7620	N	N	816 3RD AV N
5	755740	0085	01/29/2001	\$136,500	1120	0	5	1910	4	7409	N	N	733 N 4TH AV

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	919710	0273	07/22/2002	\$138,500	740	0	5	1938	5	9794	N	N	712 3RD AV S
5	614660	0555	11/22/2002	\$122,000	850	0	5	1950	3	5715	N	N	824 3RD AV N
5	000660	0031	02/01/2002	\$139,000	1100	0	6	1910	3	5292	N	N	522 2ND AV S
5	132204	9213	06/18/2001	\$179,090	1720	0	6	1980	3	8712	N	N	834 4TH AV S
5	159860	0070	12/02/2002	\$137,950	1040	0	6	1946	3	7708	N	N	1004 E TEMPERANCE ST
5	159860	0120	08/23/2001	\$157,000	1010	0	6	1937	3	7708	N	N	336 HAZEL AV N
5	159860	0170	12/06/2001	\$240,000	1750	150	6	1930	3	11963	N	N	1019 E TEMPERANCE ST
5	159860	0180	08/05/2002	\$184,000	1290	0	6	1925	4	10350	Y	N	1021 E TEMPERANCE ST
5	161250	0040	07/21/2001	\$175,000	1220	960	6	1946	3	7229	N	N	509 CLARK AV N
5	186390	0125	04/10/2002	\$160,000	1500	0	6	1948	4	6000	N	N	522 5TH AV S
5	192205	9010	07/03/2001	\$145,000	1080	0	6	1908	5	6052	N	N	9411 S 241ST ST
5	192205	9065	01/02/2002	\$165,000	1060	0	6	1977	3	12877	N	N	924 E CHICAGO ST
5	192205	9192	05/07/2001	\$175,000	1510	0	6	1952	3	20037	N	N	24123 94TH AV S
5	192205	9289	03/14/2001	\$188,000	2390	0	6	1910	4	6202	N	N	634 E TITUS ST
5	192205	9385	07/22/2002	\$189,500	1280	0	6	1977	4	10327	N	N	922 E CHICAGO ST
5	292205	9238	09/19/2002	\$238,990	1190	810	6	1950	3	33105	N	N	26713 104TH AV SE
5	292205	9325	02/23/2001	\$155,000	1420	0	6	1987	3	7337	N	N	10714 SE 264TH ST
5	614660	0150	07/25/2002	\$130,050	990	0	6	1959	4	5080	N	N	856 2ND AV N
5	614660	0588	02/07/2002	\$155,200	1640	0	6	1925	4	5080	N	N	848 3RD AV N
5	755740	0010	05/09/2002	\$152,000	1210	0	6	1958	3	8246	N	N	716 N 4TH AV
5	755740	0020	05/01/2001	\$129,900	1230	0	6	1958	3	7930	N	N	726 4TH AV N
5	914710	0040	04/24/2001	\$119,000	1120	0	6	1955	3	7905	N	N	752 WOODFORD AV N
5	918370	0030	11/26/2001	\$254,950	1800	450	6	1916	4	6160	N	N	226 KENSINGTON AV S
5	918370	0670	03/05/2001	\$159,950	1110	0	6	1955	3	6600	N	N	427 VAN DE VANTER AV
5	918370	1030	06/07/2002	\$154,900	990	0	6	1988	3	3300	N	N	808 E GUIBERSON ST

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	918370	2120	03/11/2002	\$200,900	2040	0	6	1913	4	9900	N	N	604 VAN DE VANTER AV
5	918370	2259	02/26/2001	\$178,500	1540	0	6	1976	3	7080	N	N	731 VAN DE VANTER AV
5	919710	0140	09/26/2001	\$170,800	1340	0	6	1993	3	10140	N	N	726 5TH AV S
5	919710	0142	03/28/2002	\$165,000	1100	0	6	1960	3	14934	N	N	728 5TH AV S
5	919710	0240	01/25/2001	\$163,000	1500	0	6	1908	4	18147	N	N	618 3RD AV S
5	159860	0341	03/27/2001	\$178,000	1760	0	6	1950	4	17120	Y	N	609 SUMMIT AV N
5	614660	0451	03/11/2002	\$148,500	1080	0	6	1948	3	3760	N	N	316 W CLOUDY ST
5	027370	0025	11/19/2002	\$246,000	1340	1200	7	1959	3	19800	N	N	706 WOODLAND WY
5	027370	0035	10/29/2002	\$212,435	1550	0	7	1958	4	16275	N	N	730 WOODLAND WY
5	027380	0040	07/19/2002	\$169,950	1360	0	7	1962	4	6500	N	N	834 MAPLEWOOD AV
5	027390	0030	06/19/2002	\$188,000	1600	0	7	1963	3	9072	N	N	817 KIMBERLY AV S
5	027400	0020	11/19/2002	\$212,000	1720	220	7	1966	3	7500	N	N	815 WOODLAND WY
5	027410	0110	06/22/2001	\$206,000	1490	870	7	1968	4	7000	N	N	849 TILDEN AV
5	132204	9089	03/02/2001	\$265,000	2730	0	7	1991	3	9050	N	N	838 4TH AV N
5	132204	9094	03/13/2001	\$188,500	1510	0	7	1991	3	5807	N	N	906 4TH AV N
5	132204	9214	07/06/2001	\$255,000	2620	0	7	1990	3	12045	N	N	860 4TH AV N
5	132204	9215	06/22/2001	\$252,000	2620	0	7	1990	3	9811	N	N	852 4TH AV N
5	155280	0050	05/31/2002	\$229,000	1470	1340	7	1972	3	9600	N	N	232 OLYMPIC PL
5	159860	0015	06/29/2001	\$180,000	1680	0	7	1998	3	9024	N	N	923 E SMITH ST
5	159860	0214	05/23/2002	\$242,700	1250	1200	7	1957	3	8000	Y	N	603 ALVORD AV N
5	159860	0300	04/26/2002	\$260,000	2400	1000	7	1982	3	16271	Y	N	500 ALVORD AV N
5	159860	0303	11/04/2002	\$281,250	2370	0	7	2000	3	15991	Y	N	504 ALVORD AV N
5	159860	0303	04/10/2001	\$257,000	2370	0	7	2000	3	15991	Y	N	504 ALVORD AV N
5	159860	0322	06/20/2002	\$210,000	1100	1000	7	1961	3	9212	Y	N	1116 E JAMES ST
5	162250	0010	01/07/2002	\$181,500	1390	0	7	1959	3	10452	N	N	716 HILLTOP AV
5	162660	0040	07/26/2001	\$196,000	980	770	7	1975	3	8300	N	N	9648 S 241ST ST
5	176510	0055	08/04/2001	\$192,000	1040	760	7	1959	3	9782	N	N	9626 S 242ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	182205	9029	09/17/2001	\$265,000	1890	610	7	1910	4	57934	Y	N	746 HAZEL AV N
5	182205	9032	11/19/2001	\$189,950	1130	340	7	1976	3	8276	N	N	707 ALVORD AV N
5	182205	9091	05/25/2001	\$171,000	1880	0	7	1907	5	10018	Y	N	803 E JAMES ST
5	182205	9169	08/13/2001	\$226,500	2600	0	7	1958	4	14400	N	N	23845 94TH AV S
5	192205	9026	08/27/2002	\$239,900	1340	960	7	1956	4	21344	N	N	24429 98TH AV S
5	192205	9162	12/13/2002	\$199,000	1530	0	7	1900	5	7841	N	N	1110 E SMITH ST
5	192205	9235	04/23/2001	\$150,900	1050	0	7	1959	3	6000	N	N	9456 S 248TH ST
5	192205	9259	09/25/2001	\$215,000	1270	580	7	1967	4	12060	N	N	1203 LAUREL ST
5	192205	9345	07/17/2002	\$190,800	1370	0	7	1966	4	9583	N	N	9916 S 248TH ST
5	192205	9420	10/18/2002	\$187,000	1570	0	7	1980	2	25689	Y	N	116 KENSINGTON AV S
5	245900	0020	12/17/2001	\$210,000	1710	1000	7	1967	3	7199	N	N	24830 96TH AV S
5	266200	0090	05/16/2001	\$179,950	1180	920	7	1960	3	10206	N	N	23931 99TH AV S
5	266200	0110	10/12/2001	\$174,600	1420	0	7	1963	3	10021	N	N	23911 99TH AV S
5	292205	9193	09/19/2001	\$185,000	960	960	7	1957	4	9583	N	N	26446 104TH AV SE
5	292205	9240	10/22/2002	\$205,000	1200	800	7	1969	3	15681	N	N	26809 108TH AV SE
5	292205	9249	04/09/2002	\$208,000	1400	0	7	1969	4	26614	N	N	26317 108TH AV SE
5	302205	9027	03/13/2002	\$225,000	1270	0	7	1958	3	13200	N	N	26840 94TH PL S
5	302205	9037	03/09/2001	\$180,000	1380	510	7	1964	3	25755	N	N	26412 94TH PL S
5	315910	0005	02/14/2002	\$172,000	1480	0	7	1956	3	6717	N	N	1222 E SEATTLE ST
5	330801	0090	02/25/2002	\$200,000	1990	0	7	1975	3	13800	N	N	26302 WOODLAND WY S
5	382100	0150	05/23/2001	\$187,500	1480	0	7	1964	3	16875	N	N	24629 98TH AV S
5	383215	0130	03/21/2001	\$203,000	1190	260	7	1981	4	9349	N	N	9205 S 239TH PL
5	383215	0180	07/10/2002	\$205,950	1510	0	7	1981	3	8607	N	N	9226 S 239TH PL
5	383215	0190	07/18/2001	\$189,900	1570	0	7	1982	3	7775	N	N	9220 S 239TH PL
5	383215	0290	04/24/2001	\$207,000	1090	1010	7	1983	3	9915	Y	N	9239 S 239TH ST
5	435910	0110	05/11/2002	\$260,000	1260	1180	7	1978	4	9472	N	N	24719 97TH AV S
5	435910	0150	05/16/2001	\$151,000	1060	0	7	1967	3	9398	N	N	24642 96TH AV S

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	516370	0010	07/22/2002	\$196,000	1020	900	7	1952	3	9272	N	N	743 ALVORD AV N
5	547830	0005	05/28/2002	\$182,300	1400	0	7	1958	4	7584	N	N	605 CREST AV
5	547850	0060	02/09/2001	\$179,950	1490	0	7	1961	4	9375	N	N	1025 E HEMLOCK ST
5	553980	0085	06/28/2001	\$172,500	1040	0	7	1949	4	10125	N	N	1123 E CHICAGO ST
5	554000	0045	07/10/2001	\$229,000	1540	1350	7	1958	4	10173	Y	N	1121 E GUIBERSON ST
5	614760	0115	12/16/2002	\$158,000	1310	0	7	1996	3	5080	N	N	930 2ND AV N
5	614760	0144	04/23/2002	\$177,000	1290	0	7	1997	3	5080	N	N	942 2ND AV N
5	614760	0165	10/09/2001	\$180,000	1290	0	7	1994	3	5080	N	N	941 2ND AV N
5	638630	0100	12/05/2001	\$207,000	2420	0	7	1968	4	7096	N	N	815 MARION PL
5	638630	0120	09/04/2002	\$193,950	900	400	7	1970	3	7907	Y	N	808 CARTER PL
5	720900	0040	03/07/2002	\$218,500	1250	680	7	1961	4	11253	N	N	23805 99TH AV S
5	720900	0060	11/07/2001	\$160,000	1290	0	7	1960	2	11069	N	N	23816 98TH AV S
5	720900	0090	06/26/2002	\$161,500	1340	0	7	1961	3	10951	N	N	23820 99TH AV S
5	803520	0035	07/10/2001	\$180,000	1370	0	7	1958	3	7700	N	N	1020 E HEMLOCK ST
5	803520	0055	11/20/2002	\$180,000	1040	0	7	1959	4	8811	N	N	1124 E HEMLOCK ST
5	803520	0095	06/04/2001	\$190,000	1370	230	7	1959	3	7700	N	N	933 FILBERT ST
5	803520	0190	06/18/2002	\$179,990	1190	0	7	1957	3	8732	N	N	858 EAST LN
5	803520	0195	11/21/2002	\$172,500	1210	0	7	1958	3	7500	N	N	850 EAST LN
5	912250	0040	10/10/2001	\$220,000	1920	130	7	1964	4	13600	N	N	843 HILLTOP AV
5	918370	0050	12/12/2001	\$187,499	1630	0	7	1937	3	13204	N	N	218 KENSINGTON AV S
5	918370	0295	05/29/2002	\$166,500	1150	0	7	1957	4	8100	Y	N	305 KENSINGTON AV S
5	918370	0840	05/14/2002	\$152,000	970	0	7	1950	3	6600	N	N	426 VAN DE VANTER AV
5	918370	1105	08/09/2001	\$175,000	1350	0	7	1959	3	20400	N	N	535 VAN DE VANTER AV
5	918370	1230	01/25/2002	\$154,950	790	0	7	1950	3	6600	N	N	520 E GUIBERSON ST
5	918370	1340	08/28/2002	\$242,500	1310	1740	7	1949	4	11077	Y	N	509 SCENIC WY S
5	918370	2032	06/24/2002	\$170,000	1190	0	7	1962	4	10650	N	N	816 E CHICAGO ST
5	918370	2955	09/23/2002	\$162,500	1270	0	7	1968	4	7500	N	N	957 E MAPLE ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	918370	3284	02/14/2002	\$138,000	970	0	7	1966	3	8055	N	N	1353 S 257TH ST
5	918370	3286	01/18/2002	\$180,400	1030	1030	7	1967	4	7500	N	N	1401 E MAPLE ST
5	932087	0010	10/22/2002	\$222,000	1120	680	7	1978	4	8160	N	N	23833 98TH AV S
5	932087	0160	05/04/2001	\$188,000	1120	480	7	1978	3	7948	N	N	23925 98TH AV S
5	915150	0040	11/27/2002	\$239,000	1140	1080	7	1995	3	7206	N	N	9620 S 242ND CT
5	866250	0050	05/29/2002	\$232,000	1850	0	7	1999	3	5236	N	N	10211 SE 243RD ST
5	866250	0050	06/04/2001	\$227,000	1850	0	7	1999	3	5236	N	N	10211 SE 243RD ST
5	866250	0070	05/07/2001	\$209,000	1580	0	7	1996	3	8280	N	N	10221 SE 243RD ST
5	866250	0140	03/07/2001	\$199,000	1550	0	7	1996	3	5220	N	N	10218 SE 242ND PL
5	866250	0170	08/22/2001	\$192,000	1580	0	7	1996	3	5282	N	N	10202 SE 242ND PL
5	866250	0190	11/22/2002	\$240,000	1890	0	7	1997	3	5282	N	N	10124 SE 242ND PL
5	866250	0390	11/27/2001	\$210,000	1540	0	7	1996	3	6097	N	N	10212 SE 243RD ST
5	866250	0400	04/26/2001	\$223,000	1700	0	7	1996	3	5368	N	N	10206 SE 243RD ST
5	192205	9448	07/27/2001	\$185,000	1360	0	7	1997	3	5928	N	N	9409 S 241ST ST
5	614660	0440	05/24/2002	\$200,900	1960	0	7	1997	3	5080	N	N	748 3RD AV N
5	133230	0290	07/05/2001	\$259,950	2490	0	7	1999	3	6300	N	N	24518 101ST PL SE
5	133230	0300	05/25/2001	\$244,000	2670	0	7	1999	3	6300	N	N	24510 101ST PL SE
5	133230	0350	06/26/2001	\$163,500	1520	0	7	1957	3	12381	N	N	10104 SE 248TH ST
5	133230	0360	09/27/2001	\$181,000	1600	0	7	1957	3	13298	N	N	10116 SE 248TH ST
5	233155	0020	03/04/2002	\$230,800	1810	0	7	1999	3	6589	N	N	24413 102ND PL SE
5	233154	0020	11/16/2001	\$219,000	1860	0	7	2001	3	5750	N	N	24702 102ND PL SE
5	233154	0030	10/05/2001	\$219,950	1860	0	7	2001	3	5750	N	N	24630 102ND PL SE
5	233154	0040	10/29/2001	\$221,374	1860	0	7	2001	3	5750	N	N	24626 102ND PL SE
5	233154	0050	09/04/2001	\$229,950	2120	0	7	2001	3	5747	N	N	24620 102ND PL SE
5	233154	0060	08/13/2001	\$219,950	1860	0	7	2001	3	5769	N	N	24616 102ND PL SE
5	233154	0080	09/19/2001	\$224,180	1860	0	7	2001	3	6072	N	N	24608 102ND PL SE
5	233154	0090	09/07/2001	\$224,950	1860	0	7	2001	3	6007	N	N	24607 102ND PL SE
5	233154	0100	09/25/2001	\$219,950	1850	0	7	2001	3	6965	N	N	24609 102ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	233154	0130	08/28/2001	\$219,950	1860	0	7	2001	3	7888	N	N	24619 102ND PL SE
5	233154	0140	09/04/2001	\$252,900	2300	0	7	2001	3	7452	N	N	24625 102ND PL SE
5	233154	0150	10/19/2001	\$237,000	2120	0	7	2001	3	8123	N	N	24631 102ND PL SE
5	337580	0010	08/30/2002	\$253,881	2090	0	7	2002	3	7830	N	N	9724 S 244TH PL
5	337580	0020	02/04/2002	\$229,950	2080	0	7	2002	3	5956	N	N	9716 S 244TH PL
5	337580	0030	02/26/2002	\$254,950	2390	0	7	2002	3	5713	N	N	9708 S 244TH PL
5	337580	0040	01/14/2002	\$234,950	2080	0	7	2002	3	5699	N	N	9702 S 244TH PL
5	337580	0050	02/27/2002	\$234,950	2080	0	7	2002	3	5698	N	N	9628 S 244TH PL
5	337580	0060	07/09/2002	\$270,443	2390	0	7	2002	3	5698	N	N	9622 S 244TH PL
5	337580	0070	08/01/2002	\$269,950	2550	0	7	2002	3	5684	N	N	9616 S 244TH PL
5	337580	0080	06/04/2002	\$270,169	2390	0	7	2002	3	5830	N	N	9612 S 244TH PL
5	337580	0090	08/14/2002	\$233,950	2080	0	7	2002	3	6541	N	N	9610 S 244TH PL
5	337580	0100	05/24/2002	\$243,812	2080	0	7	2002	3	5737	N	N	9608 S 244TH PL
5	337580	0120	07/31/2002	\$273,540	2390	0	7	2002	3	6583	N	N	9613 S 244TH PL
5	337580	0130	06/04/2002	\$235,700	2080	0	7	2002	3	6615	N	N	9617 S 244TH PL
5	337580	0140	06/10/2002	\$271,200	2550	0	7	2002	3	6869	N	N	9619 S 244TH PL
5	337580	0150	06/03/2002	\$233,950	2080	0	7	2002	3	6281	N	N	9621 S 244TH PL
5	337580	0160	05/06/2002	\$231,950	2080	0	7	2002	3	5997	N	N	9625 S 244TH PL
5	337580	0170	07/24/2002	\$266,576	2390	0	7	2002	3	5867	N	N	9631 S 244TH PL
5	337580	0180	06/13/2002	\$229,950	2080	0	7	2002	3	5921	N	N	9701 S 244TH PL
5	337580	0190	06/07/2002	\$235,950	2080	0	7	2002	3	5841	N	N	9703 S 244TH PL
5	337580	0200	03/20/2002	\$231,950	2080	0	7	2002	3	6106	N	N	9707 S 244TH PL
5	337580	0210	04/09/2002	\$254,000	2390	0	7	2002	3	5705	N	N	9713 S 244TH PL
5	337580	0220	04/24/2002	\$267,950	2550	0	7	2002	3	6021	N	N	9719 S 244TH PL
5	804700	0010	07/16/2002	\$257,950	2060	0	7	2002	3	6275	N	N	9806 S 242ND PL
5	804700	0050	10/31/2002	\$259,950	2060	0	7	2002	3	6063	N	N	9832 S 242ND PL
5	804700	0060	11/08/2002	\$269,950	2300	0	7	2002	3	6053	N	N	9906 S 242ND PL
5	804700	0070	11/20/2002	\$259,950	2060	0	7	2002	3	6098	N	N	9912 S 242ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	804700	0130	08/16/2002	\$247,185	2060	0	7	2002	3	6572	N	N	9829 S 242ND PL
5	804700	0150	08/13/2002	\$259,950	2060	0	7	2002	3	6298	N	N	9909 S 242ND PL
5	804700	0160	12/19/2002	\$254,000	2070	0	7	2002	3	6000	N	N	9917 S 242ND PL
5	804701	0010	05/28/2002	\$219,950	1810	0	7	2002	3	4913	N	N	10006 SE 242ND PL
5	804701	0020	05/24/2002	\$219,950	1810	0	7	2002	3	4913	N	N	10010 SE 242ND PL
5	804701	0040	10/24/2002	\$224,950	1950	0	7	2003	3	5609	N	N	10020 SE 242ND PL
5	804701	0050	12/20/2002	\$229,950	1790	0	7	2003	3	7599	N	N	10022 SE 242ND PL
5	804701	0060	05/16/2002	\$224,950	1810	0	7	2002	3	5201	N	N	10026 SE 242ND PL
5	804701	0070	05/13/2002	\$219,950	1810	0	7	2002	3	5088	N	N	24216 100TH PL SE
5	804701	0080	05/22/2002	\$247,150	1980	0	7	2002	3	4966	N	N	24220 100TH PL SE
5	804701	0090	05/09/2002	\$219,950	1810	0	7	2002	3	5000	N	N	24226 100TH PL SE
5	804701	0100	06/19/2002	\$224,950	1810	0	7	2002	3	5000	N	N	24230 100TH PL SE
5	804701	0110	07/25/2002	\$239,950	1980	0	7	2002	3	5000	N	N	24302 100TH PL SE
5	804701	0120	05/29/2002	\$219,950	1810	0	7	2002	3	4966	N	N	24308 100TH PL SE
5	804701	0130	05/30/2002	\$219,950	1810	0	7	2002	3	5000	N	N	24312 100TH PL SE
5	804701	0150	05/21/2002	\$238,950	1980	0	7	2002	3	5743	N	N	24320 100TH PL SE
5	804701	0160	11/07/2002	\$226,950	1980	0	7	2003	3	6602	N	N	24322 100TH PL SE
5	804701	0170	06/10/2002	\$269,950	2280	0	7	2002	3	6776	N	N	24323 100TH PL SE
5	804701	0180	10/22/2002	\$239,950	1790	0	7	2003	3	8555	N	N	24303 100TH PL SE
5	804701	0190	12/10/2002	\$230,000	1800	0	7	2003	3	6304	N	N	10007 SE 242ND PL
5	804701	0200	12/18/2002	\$234,950	1790	0	7	2003	3	5400	N	N	10011 SE 242ND PL
5	804701	0230	06/17/2002	\$221,950	1810	0	7	2002	3	4932	N	N	24231 100TH PL SE
5	245900	0040	07/01/2002	\$470,000	1760	840	7	1974	3	13788	N	N	24846 96TH AV S
5	155280	0250	07/19/2002	\$190,000	1660	540	7	1966	2	12988	Y	N	155 OLYMPIC WY
5	176510	0025	06/28/2002	\$140,000	1440	0	7	1965	3	9806	N	N	9621 S 241ST ST
5	638630	0150	07/18/2002	\$187,500	1230	640	7	1973	3	7550	Y	N	822 CARTER PL
5	614760	0255	01/29/2001	\$210,000	1750	0	7	1991	3	5080	N	N	928 3RD AV N
5	027350	0085	09/05/2001	\$235,000	1600	1260	8	1959	3	14733	N	N	1415 E CHICAGO ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	027370	0015	05/07/2002	\$209,950	1380	0	8	1959	3	16800	N	N	1424 E CHICAGO ST
5	027390	0060	12/11/2001	\$247,000	1560	1340	8	1963	3	8547	N	N	855 KIMBERLY AV S
5	131010	0090	07/11/2001	\$210,000	1620	700	8	1965	3	13020	N	N	24005 96TH AV S
5	133025	0010	08/14/2002	\$235,000	1670	0	8	1992	3	7757	N	N	10009 SE 247TH PL
5	133065	0040	07/10/2001	\$279,500	2290	0	8	1993	4	10393	N	N	9831 S 246TH PL
5	133065	0080	01/22/2002	\$258,690	2260	0	8	1994	3	11871	N	N	9927 S 246TH PL
5	155280	0220	10/29/2001	\$284,950	2900	0	8	1996	3	10200	Y	N	185 OLYMPIC WY
5	192205	9246	11/27/2002	\$281,950	1420	1340	8	1958	4	18730	N	N	24638 94TH AV S
5	192205	9410	11/18/2002	\$298,000	1660	1350	8	1979	3	20100	N	N	9836 S 245TH PL
5	221545	0010	04/02/2002	\$255,000	2110	0	8	1994	3	7482	N	N	10001 SE 245TH PL
5	221545	0080	01/22/2002	\$269,000	2300	0	8	1994	3	7300	N	N	24514 100TH AV SE
5	221545	0210	06/21/2001	\$234,500	2240	0	8	1994	3	7200	N	N	10029 SE 244TH ST
5	242204	9083	10/18/2002	\$239,500	2200	0	8	1956	3	22425	Y	N	367 SCENIC WY
5	292205	9201	04/03/2001	\$335,000	2750	0	8	1991	4	26571	Y	N	10222 SE 270TH PL
5	330802	0050	01/24/2002	\$249,900	2060	0	8	1977	3	15300	N	N	9861 S 262ND PL
5	330802	0060	12/27/2001	\$215,000	1850	0	8	1977	3	14790	N	N	9862 S 262ND PL
5	330802	0150	12/03/2002	\$235,000	1990	0	8	1977	4	11880	N	N	9806 S 262ND PL
													26407 WOODLAND WY S
5	330803	0010	03/28/2001	\$244,000	1400	690	8	1979	3	11368	Y	N	
5	330803	0250	05/29/2002	\$285,000	1600	480	8	1978	3	15000	N	N	26509 99TH PL S
5	330803	0390	01/11/2002	\$238,000	1400	830	8	1978	3	15100	N	N	26425 99TH PL S
													26414 WOODLAND WY S
5	330803	0410	07/24/2001	\$265,000	2070	0	8	1978	3	15978	N	N	
5	382100	0120	07/10/2002	\$220,000	2240	0	8	1967	3	10530	N	N	9619 S 246TH PL
5	383080	0020	08/15/2002	\$258,850	2980	0	8	1979	2	10700	N	N	10015 SE 267TH ST
5	383080	0090	08/20/2002	\$260,000	2190	0	8	1985	3	9844	N	N	10104 SE 268TH ST
5	435910	0070	05/10/2002	\$239,990	2470	0	8	1978	4	9250	N	N	24712 97TH AV S
5	500380	0060	04/03/2002	\$219,000	2750	0	8	1965	2	11359	Y	N	1005 MACLYN ST
5	516370	0045	06/22/2001	\$242,900	1420	1000	8	1963	3	10815	Y	N	803 ALVORD AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
5	547850	0290	07/05/2002	\$327,500	1910	1630	8	1967	4	10521	N	N	1123 LAUREL ST
5	775780	0297	12/06/2002	\$259,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AV S
5	775780	0299	03/27/2001	\$358,000	2860	0	8	1979	3	33106	Y	N	22015 92ND AV S
5	914900	0200	01/08/2001	\$240,000	2080	0	8	1993	3	11106	N	N	24220 95TH PL S
5	914900	0210	06/13/2002	\$235,000	1730	0	8	1992	3	9605	N	N	9519 S 242ND ST
5	918370	0090	07/26/2001	\$190,000	1520	0	8	1958	3	15123	Y	N	815 TACOMA ST
5	192205	9446	05/21/2001	\$293,950	2290	0	8	1997	3	15258	N	N	9910 S 247TH PL
5	233154	0070	08/23/2001	\$252,950	2300	0	8	2001	3	6448	N	N	24612 102ND PL SE
5	233154	0110	11/08/2001	\$269,950	2470	0	8	2001	3	7027	N	N	24611 102ND PL SE
5	233154	0120	03/15/2002	\$259,950	2470	0	8	2001	3	5700	N	N	24615 102ND PL SE
5	242204	9072	02/16/2001	\$355,000	2910	490	9	1908	4	20200	Y	N	458 SCENIC WY
5	317190	0190	03/04/2002	\$324,950	2650	0	9	1991	3	12350	N	N	9717 S 262ND PL
5	330803	0340	11/15/2002	\$300,500	2510	0	9	1978	4	15000	N	N	26426 99TH PL S
5	918370	2431	04/04/2001	\$295,000	1740	1140	9	1966	3	51836	Y	N	737 WYNWOOD DR
5	302205	9066	10/28/2002	\$415,000	2960	0	10	2001	3	223462	N	N	26430 97TH AV S
6	222205	9067	05/09/2002	\$200,000	1330	480	5	1929	3	69260	N	N	14413 SE 240TH ST
6	019330	0050	10/17/2002	\$189,000	1240	0	6	1987	3	10761	N	N	14320 SE 259TH PL
6	103000	0060	09/17/2002	\$165,000	1160	0	6	1967	3	9726	N	N	25426 129TH AV SE
6	150950	0220	05/23/2001	\$160,000	1360	0	6	1930	3	17209	N	N	12810 SE 241ST ST
6	202205	9135	11/20/2001	\$209,160	2100	0	6	1959	3	19520	N	N	25409 113TH AV SE
6	202205	9217	12/19/2001	\$155,000	1220	0	6	1970	4	8832	N	N	10940 SE 256TH ST
6	221291	0220	07/05/2002	\$169,000	940	0	6	1976	3	6524	N	N	25734 143RD AV SE
6	221291	0370	02/04/2002	\$146,000	940	0	6	1976	3	7020	N	N	14310 SE 257TH PL
6	221291	0380	12/17/2001	\$154,000	940	0	6	1976	3	6480	N	N	14304 SE 257TH PL
6	221291	0670	12/20/2001	\$179,000	1370	0	6	1970	4	6658	N	N	14006 SE 259TH ST
6	222205	9034	04/13/2001	\$197,000	1230	0	6	1930	4	38762	N	N	13212 SE 256TH ST
6	222205	9121	05/24/2001	\$213,000	2050	0	6	1911	5	43560	Y	N	25112 132ND AV SE
6	292205	9132	02/08/2002	\$257,000	1580	0	6	1949	3	34968	N	N	25913 116TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	383020	0150	09/06/2002	\$170,500	1200	0	6	1977	3	8250	N	N	25432 117TH PL SE
6	383021	0020	01/30/2002	\$163,000	1200	0	6	1977	3	7210	N	N	25520 118TH PL SE
6	383021	0030	07/30/2001	\$168,000	1200	0	6	1977	3	7210	N	N	25512 118TH PL SE
6	383021	0120	11/08/2002	\$174,000	1200	0	6	1977	3	8625	N	N	25422 118TH PL SE
6	383021	0140	09/17/2002	\$167,000	1200	0	6	1977	3	7200	N	N	11803 SE 254TH ST
6	383021	0300	09/28/2001	\$162,000	1200	0	6	1977	3	7200	N	N	11813 SE 253RD ST
6	383021	0310	06/04/2001	\$162,500	1200	0	6	1977	3	7200	N	N	11819 SE 253RD ST
6	383021	0320	10/10/2001	\$158,000	1200	0	6	1977	3	7220	N	N	11825 SE 253RD ST
6	383021	0330	10/30/2001	\$158,000	1200	0	6	1977	3	7700	N	N	11829 SE 253RD ST
6	383021	0340	05/24/2001	\$165,700	1200	0	6	1977	3	7420	N	N	11833 SE 253RD ST
6	383021	0350	10/24/2002	\$154,950	1200	0	6	1977	3	7420	N	N	11832 SE 253RD ST
6	383021	0400	12/17/2001	\$171,300	1200	0	6	1977	3	7200	N	N	11806 SE 253RD ST
6	383021	0410	09/10/2002	\$167,800	1200	0	6	1977	3	7400	N	N	11800 SE 253RD ST
6	383021	0420	05/15/2002	\$172,000	1200	0	6	1977	3	7400	N	N	11805 SE 252ND PL
6	383021	0430	06/27/2002	\$164,500	1200	0	6	1977	3	7200	N	N	11813 SE 252ND PL
6	383021	0540	02/20/2002	\$172,000	1200	0	6	1977	3	7200	N	N	11812 SE 252ND PL
6	383021	0550	03/04/2002	\$162,000	1200	0	6	1977	3	7500	N	N	11804 SE 252ND PL
6	383021	0560	10/10/2002	\$167,000	1200	0	6	1977	3	7200	N	N	25201 118TH AV SE
6	383021	0570	10/09/2002	\$163,500	1200	0	6	1977	3	7200	N	N	25209 118TH AV SE
6	383021	0580	07/12/2002	\$166,860	1200	0	6	1977	3	7200	N	N	25217 118TH AV SE
6	383021	0600	02/21/2002	\$164,000	1200	0	6	1977	3	7200	N	N	25233 118TH AV SE
6	383021	0640	10/31/2002	\$166,500	1200	0	6	1977	3	7200	N	N	25327 118TH AV SE
6	383021	0650	09/30/2002	\$162,000	1200	0	6	1977	3	7420	N	N	25403 118TH AV SE
6	383021	0660	06/24/2002	\$166,000	1200	0	6	1977	3	8614	N	N	25409 118TH AV SE
6	383021	0670	09/12/2002	\$173,800	1200	0	6	1977	3	7630	N	N	11713 SE 254TH PL
6	383021	0690	10/23/2002	\$167,000	1200	0	6	1977	3	9800	N	N	25415 118TH PL SE
6	383021	0720	09/24/2001	\$165,500	1200	0	6	1977	3	7000	N	N	11732 SE 255TH PL
6	383021	0730	03/29/2001	\$166,000	1200	0	6	1977	3	7475	N	N	11726 SE 255TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	383021	0740	11/12/2001	\$162,000	1200	0	6	1977	3	7350	N	N	11720 SE 255TH PL
6	383021	0750	09/23/2001	\$162,200	1200	0	6	1977	3	8750	N	N	11716 SE 255TH PL
6	383021	0760	04/10/2001	\$155,500	1200	0	6	1977	3	6000	N	N	11712 SE 255TH PL
6	383021	0770	06/29/2001	\$171,950	1200	0	6	1977	3	7000	N	N	11713 SE 255TH PL
6	383021	0780	05/03/2001	\$157,000	1200	0	6	1977	3	8250	N	N	11717 SE 255TH PL
6	383021	0790	12/11/2001	\$159,000	1200	0	6	1977	3	8400	N	N	11721 SE 255TH PL
6	383021	0800	05/10/2001	\$165,000	1200	0	6	1977	3	8750	N	N	11727 SE 255TH PL
6	383021	0810	06/13/2001	\$162,000	1200	0	6	1977	3	9375	N	N	11733 SE 255TH PL
6	541230	0030	07/18/2001	\$194,000	1010	430	6	1981	3	6860	N	N	25424 120TH PL SE
6	541230	0390	04/06/2001	\$185,000	1080	440	6	1981	3	7140	N	N	25311 120TH PL SE
6	541230	0400	03/21/2001	\$185,000	1090	0	6	1981	3	7770	N	N	11958 SE 254TH ST
6	541230	0470	03/14/2002	\$199,000	1010	480	6	1981	3	8450	N	N	25427 120TH PL SE
6	541230	0510	07/13/2001	\$188,139	940	300	6	1981	3	9100	N	N	25505 120TH PL SE
6	541230	0530	04/18/2001	\$149,300	830	0	6	1983	3	10010	N	N	25521 120TH PL SE
6	542030	0030	09/13/2001	\$193,000	1150	700	6	1986	3	7200	N	N	25122 116TH AV SE
6	542030	0090	09/17/2001	\$184,900	1420	0	6	1984	3	8138	N	N	25123 117TH CT SE
6	542030	0240	11/22/2002	\$219,950	1470	330	6	1984	3	7763	N	N	25107 118TH CT SE
6	542030	0280	02/20/2001	\$191,000	1090	0	6	1984	3	8224	N	N	25118 118TH CT SE
6	542030	0360	10/09/2001	\$151,500	840	0	6	1984	3	7366	N	N	25123 119TH CT SE
6	272205	9318	03/12/2002	\$143,000	990	0	6	1955	3	10418	N	N	26823 138TH PL SE
6	029360	0030	06/06/2002	\$204,950	1860	0	7	1988	3	7207	N	N	25027 119TH PL SE
6	029360	0050	04/04/2002	\$206,950	1760	0	7	1988	3	7207	N	N	25011 119TH PL SE
6	107960	0110	01/11/2002	\$193,900	1160	830	7	1974	3	13490	N	N	12631 SE 259TH PL
6	107960	0180	08/12/2002	\$218,250	1780	0	7	1967	4	14157	N	N	12715 SE 258TH ST
6	107960	0190	10/28/2002	\$226,550	2100	0	7	1968	4	12084	N	N	12716 SE 258TH ST
6	107960	0280	08/07/2002	\$235,000	1660	390	7	1978	4	14541	N	N	25726 126TH AV SE
6	107960	0300	01/11/2002	\$203,500	1640	480	7	1989	3	11520	N	N	25710 126TH AV SE
6	107960	0360	04/03/2002	\$241,750	1260	1170	7	1976	4	13818	N	N	25803 127TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	113760	0050	08/15/2001	\$184,950	1140	510	7	1978	4	7843	N	N	24919 129TH PL SE
6	113760	0215	05/29/2002	\$193,750	1250	590	7	1998	3	9067	N	N	24808 129TH PL SE
6	113760	0220	04/24/2002	\$192,850	1220	0	7	1978	4	8834	N	N	24804 129TH PL SE
6	179030	0010	11/25/2002	\$220,000	2030	0	7	1980	4	10450	N	N	24909 132ND PL SE
6	179030	0110	09/17/2001	\$199,500	1230	780	7	1980	4	8800	N	N	24902 132ND PL SE
6	179030	0220	10/11/2002	\$240,000	1400	950	7	1980	3	9072	N	N	13342 SE 249TH ST
6	179030	0230	05/01/2002	\$239,000	1130	810	7	1980	4	9984	N	N	13338 SE 249TH ST
6	179030	0260	05/23/2001	\$242,000	1330	840	7	1981	4	10500	N	N	13316 SE 249TH ST
6	179030	0270	06/21/2001	\$206,000	1800	0	7	1985	4	9936	N	N	13308 SE 249TH ST
6	179030	0350	08/28/2002	\$256,000	1410	1100	7	1980	4	11200	N	N	13328 SE 248TH PL
6	179030	0390	03/05/2002	\$243,000	1590	990	7	1981	4	15163	N	N	13238 SE 249TH ST
6	202205	9159	06/20/2002	\$189,950	1260	0	7	1959	5	10290	N	N	24313 111TH AV SE
6	202205	9223	09/04/2001	\$288,000	3300	0	7	1972	3	19803	N	N	24210 110TH PL SE
6	202205	9230	07/23/2001	\$274,700	1360	1300	7	1955	3	70131	Y	N	11215 SE 244TH ST
6	202205	9250	11/29/2001	\$177,000	1340	0	7	1981	3	13216	N	N	25207 111TH AV SE
6	210850	0140	08/12/2002	\$239,000	1740	0	7	1994	3	8125	N	N	27107 136TH PL SE
6	210850	0220	03/23/2001	\$215,000	1740	0	7	1994	3	6960	N	N	26920 136TH PL SE
6	210850	0240	01/18/2001	\$225,000	2210	0	7	1994	3	7999	N	N	26908 136TH PL SE
6	210850	0290	02/27/2002	\$222,000	1740	0	7	1994	3	6960	N	N	26814 136TH PL SE
6	212205	9055	05/02/2002	\$244,000	2190	0	7	2001	3	5700	N	N	25520 122ND AV SE
6	212205	9075	07/24/2002	\$210,000	1620	300	7	1963	3	17261	N	N	12023 SE 248TH ST
6	212205	9136	07/22/2002	\$210,000	1420	0	7	1974	3	39662	N	N	24608 116TH AV SE
6	216140	0050	05/10/2002	\$189,000	1560	0	7	1959	3	9436	N	N	25637 109TH AV SE
6	216140	0090	08/23/2002	\$195,000	1130	240	7	1956	3	12778	N	N	25612 109TH AV SE
6	221291	0410	02/22/2002	\$172,500	1010	480	7	1976	4	8211	N	N	14254 SE 257TH PL
6	222205	9111	04/25/2001	\$173,500	1200	0	7	1977	2	27127	N	N	13530 SE 256TH ST
6	272205	9090	10/04/2001	\$389,000	1510	980	7	1966	3	10205	Y	Y	26200 135TH AV SE
6	282205	9011	03/12/2002	\$210,000	1530	0	7	1931	3	7860	N	N	25612 119TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	282205	9091	11/16/2002	\$224,950	2060	0	7	1930	4	7713	N	N	11710 SE 256TH PL
6	282205	9091	10/26/2001	\$217,000	2060	0	7	1930	4	7713	N	N	11710 SE 256TH PL
6	282205	9115	10/25/2002	\$199,900	1540	0	7	2000	3	11980	N	N	26401 124TH AV SE
6	282205	9115	06/01/2001	\$195,650	1540	0	7	2000	3	11980	N	N	26401 124TH AV SE
6	282205	9192	10/30/2002	\$182,000	1750	0	7	1961	3	11475	N	N	25614 120TH PL SE
6	282205	9199	03/28/2002	\$190,000	1320	0	7	1964	4	15681	N	N	12445 SE 264TH ST
6	282205	9219	01/29/2001	\$283,000	2390	0	7	2000	3	14841	N	N	11613 SE 256TH ST
6	282205	9307	04/24/2002	\$177,000	1220	0	7	1989	4	11550	N	N	26007 132ND AV SE
6	351200	0010	07/16/2001	\$182,500	1050	350	7	1964	3	10733	N	N	25437 116TH AV SE
6	351200	0090	04/18/2001	\$151,380	1370	0	7	1964	3	9731	N	N	11502 SE 254TH PL
6	372880	0292	06/26/2001	\$248,000	1620	1570	7	1962	5	16551	N	N	14709 SE 263RD ST
6	372880	0315	05/08/2002	\$236,650	1250	1250	7	1959	4	17093	N	N	14435 SE 263RD ST
6	372880	0330	07/10/2001	\$255,000	1950	600	7	1950	4	13980	N	N	26703 148TH AV SE
6	383020	0090	05/29/2002	\$200,000	1170	580	7	1969	3	11610	N	N	25334 117TH PL SE
6	386500	0010	07/17/2001	\$192,000	1520	0	7	1984	4	8816	N	N	26618 134TH AV SE
6	386500	0040	07/19/2001	\$254,300	2110	0	7	1984	3	10449	N	N	26605 135TH AV SE
6	386500	0050	11/25/2002	\$226,000	2250	0	7	1984	3	10224	N	N	26611 135TH AV SE
6	403050	0040	05/14/2001	\$227,000	1720	0	7	1984	3	10125	N	N	13227 SE 261ST ST
6	405080	0135	09/28/2001	\$435,000	1970	0	7	1965	3	17748	Y	Y	14244 SE 270TH PL
6	405110	0010	11/29/2001	\$199,950	1030	400	7	1978	3	8170	N	N	25418 146TH AV SE
6	405110	0020	06/21/2001	\$189,950	1280	570	7	1978	4	8640	N	N	25410 146TH AV SE
6	405110	0030	07/27/2001	\$182,000	1030	400	7	1978	4	7700	N	N	25402 146TH AV SE
6	405110	0070	12/03/2002	\$199,999	1080	440	7	1978	3	7790	N	N	14504 SE 254TH ST
6	405110	0120	11/29/2001	\$187,500	1420	700	7	1978	4	7500	N	N	25310 145TH PL SE
6	405110	0260	06/05/2002	\$202,500	1280	570	7	1978	4	7194	N	N	25425 144TH PL SE
6	405110	0290	11/19/2002	\$173,500	1080	440	7	1978	3	33000	N	N	25441 144TH PL SE
6	405110	0390	07/02/2002	\$164,950	1310	0	7	1978	4	7125	N	N	14437 SE 254TH ST
6	405110	0460	01/17/2001	\$180,000	1320	600	7	1978	4	7575	N	N	25421 146TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	405110	0500	10/22/2001	\$183,500	1080	460	7	1978	4	10500	N	N	25519 146TH AV SE
6	405111	0020	07/23/2001	\$180,000	1150	490	7	1979	3	7176	N	N	25322 146TH AV SE
6	405111	0160	05/09/2002	\$183,950	1340	0	7	1979	4	8060	N	N	14404 SE 252ND PL
6	405111	0180	02/13/2002	\$181,000	1280	570	7	1979	3	7420	N	N	25213 144TH PL SE
6	405111	0360	08/09/2002	\$204,000	1300	480	7	1979	3	5858	N	N	25305 146TH AV SE
6	541230	0160	02/01/2002	\$182,500	990	440	7	1980	3	8640	N	N	25337 121ST PL SE
6	541230	0290	07/30/2002	\$170,000	1000	0	7	1981	3	7910	N	N	25229 121ST PL SE
6	541231	0090	03/30/2001	\$193,900	1260	0	7	1985	3	7277	N	N	12030 SE 252ND PL
6	541231	0150	03/20/2001	\$212,000	1440	410	7	1983	3	7825	N	N	12009 SE 251ST PL
6	541231	0170	11/20/2002	\$180,000	1150	0	7	1983	3	8079	N	N	12021 SE 251ST PL
6	541231	0180	09/24/2002	\$194,950	1200	410	7	1983	3	7104	N	N	12027 SE 251ST PL
6	541231	0230	09/06/2001	\$197,500	1550	0	7	1983	3	6691	N	N	12032 SE 251ST PL
6	541231	0300	02/27/2001	\$183,990	1290	330	7	1984	3	7143	N	N	12027 SE 250TH PL
6	541231	0350	12/17/2001	\$193,400	1270	270	7	1984	3	8782	N	N	24936 121ST PL SE
6	541231	0390	04/17/2001	\$194,950	1270	270	7	1984	3	10339	N	N	12038 SE 250TH PL
6	541231	0410	04/27/2001	\$196,000	1270	270	7	1984	3	8511	N	N	12024 SE 250TH PL
6	541231	0420	04/30/2001	\$198,000	1400	0	7	1984	3	12556	N	N	12020 SE 250TH PL
6	541240	0100	04/17/2001	\$212,000	1320	340	7	1988	3	11893	N	N	12039 SE 249TH PL
6	541240	0110	07/25/2002	\$217,000	1080	320	7	1988	3	11405	N	N	12043 SE 249TH PL
6	541240	0120	05/29/2002	\$190,000	1160	380	7	1988	3	8980	N	N	24911 121ST PL SE
6	541240	0150	07/26/2001	\$219,950	1290	360	7	1988	3	7629	N	N	24912 121ST PL SE
6	546675	0030	10/22/2002	\$182,000	1850	0	7	1984	3	7263	N	N	27118 139TH PL SE
6	546675	0280	08/15/2001	\$202,000	1130	290	7	1985	3	8509	N	N	27023 138TH AV SE
6	546675	0330	06/20/2002	\$204,000	1130	290	7	1984	3	9095	N	N	27123 139TH PL SE
6	546675	0340	07/26/2001	\$196,500	1410	0	7	1984	3	10358	N	N	27129 139TH PL SE
6	546790	0060	08/03/2001	\$260,000	1600	950	7	1965	3	12271	N	N	26207 143RD AV SE
6	546790	0160	10/18/2002	\$222,000	1670	0	7	1976	4	12825	N	N	26322 143RD AV SE
6	546790	0310	03/07/2002	\$216,000	1560	0	7	1975	4	12825	N	N	26317 144TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	547000	0170	05/09/2002	\$186,950	1230	0	7	1967	5	9273	N	N	26202 144TH AV SE
6	547000	0190	03/12/2001	\$237,500	1460	700	7	1968	4	10800	N	N	14734 SE 263RD ST
6	547010	0150	12/10/2001	\$179,900	1480	0	7	1968	4	10200	N	N	14511 SE 261ST ST
6	547010	0450	08/28/2001	\$168,950	1270	0	7	1968	3	10045	N	N	14509 SE 262ND ST
6	547011	0050	01/16/2002	\$164,950	1310	0	7	1973	3	9600	N	N	26212 147TH AV SE
6	547011	0070	03/25/2002	\$172,950	1540	0	7	1971	4	10837	N	N	14715 SE 262ND ST
6	547011	0190	06/08/2001	\$167,000	980	0	7	1971	4	10670	N	N	26035 147TH PL SE
6	637900	0040	10/04/2001	\$267,000	3070	0	7	1983	3	8582	N	N	11510 SE 256TH PL
6	637900	0080	06/22/2001	\$219,000	2180	0	7	1984	3	10865	N	N	11408 SE 256TH PL
6	637900	0140	10/23/2002	\$229,950	2130	0	7	1983	3	8439	N	N	11509 SE 257TH PL
6	714020	0060	01/24/2001	\$184,000	990	910	7	1980	3	6375	N	N	25833 131ST PL SE
6	714020	0080	03/26/2002	\$194,000	1640	0	7	1980	4	7360	N	N	13018 SE 259TH PL
6	714020	0190	05/10/2002	\$212,000	1180	800	7	1980	3	7854	N	N	25803 129TH PL SE
6	714020	0220	04/04/2002	\$193,990	1330	0	7	1980	4	7200	N	N	25827 129TH PL SE
6	714020	0240	07/10/2001	\$203,000	1180	570	7	1980	4	7446	N	N	25843 129TH PL SE
6	714020	0420	09/28/2001	\$202,000	1750	0	7	1980	4	7140	N	N	12837 SE 258TH ST
6	714020	0470	10/30/2001	\$205,000	1170	520	7	1980	4	7350	N	N	25825 128TH PL SE
6	714020	0550	11/20/2002	\$208,500	1250	840	7	1980	4	8175	N	N	25945 129TH AV SE
6	714020	0600	07/23/2001	\$190,000	1170	870	7	1980	3	8325	N	N	25944 129TH AV SE
6	714020	0650	04/15/2002	\$211,000	970	910	7	1980	4	8050	N	N	25955 129TH PL SE
6	714020	0700	11/14/2001	\$218,500	1000	910	7	1980	4	8400	N	N	25956 129TH PL SE
6	714020	0790	03/15/2001	\$215,000	990	910	7	1980	4	7125	N	N	25962 130TH PL SE
6	714020	0860	12/27/2002	\$194,000	1640	0	7	1980	4	7500	N	N	13027 SE 259TH PL
6	769785	0010	10/17/2001	\$180,000	1370	0	7	1987	3	8742	N	N	11742 SE 256TH PL
6	769785	0270	08/22/2001	\$225,450	2020	0	7	1987	3	7496	N	N	25805 118TH PL SE
6	769786	0130	04/10/2002	\$189,950	1440	0	7	1985	3	7008	N	N	25729 119TH PL SE
6	769786	0200	03/21/2002	\$207,300	1680	0	7	1986	3	7429	N	N	25924 119TH CT SE
6	769786	0300	10/03/2002	\$209,000	1680	0	7	1986	3	5760	N	N	11907 SE 260TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	769786	0420	05/23/2001	\$199,950	1150	250	7	1986	3	5760	N	N	25714 119TH PL SE
6	769787	0050	07/25/2001	\$209,900	1600	0	7	1986	3	5760	N	N	25956 118TH PL SE
6	769787	0230	09/27/2002	\$209,990	1270	820	7	1987	3	9380	N	N	11820 SE 261ST PL
6	769787	0260	07/13/2001	\$179,950	1400	0	7	1986	3	8524	N	N	11825 SE 261ST PL
6	769787	0320	08/08/2002	\$217,500	1570	0	7	1986	3	7887	N	N	26213 119TH DR SE
6	769787	0370	08/09/2002	\$225,000	1400	480	7	1986	3	7974	N	N	11831 SE 263RD CT
6	769787	0410	10/24/2001	\$185,000	1170	1170	7	1986	3	10490	N	N	26301 119TH DR SE
6	769787	0450	07/16/2002	\$211,450	1410	0	7	1986	3	7204	N	N	26310 119TH DR SE
6	769787	0470	06/21/2001	\$194,000	1570	0	7	1986	3	7205	N	N	26216 119TH DR SE
6	769787	0530	04/26/2002	\$192,500	1410	0	7	1985	3	7566	N	N	11907 SE 261ST PL
6	769787	0610	08/01/2002	\$225,000	1270	590	7	1985	3	7210	N	N	26052 119TH DR SE
6	769787	0670	12/02/2002	\$188,000	1410	0	7	1985	3	7210	N	N	11939 SE 260TH PL
6	769787	0730	06/17/2002	\$199,000	1410	0	7	1985	3	7214	N	N	11922 SE 260TH PL
6	769787	0880	04/19/2001	\$184,900	1510	0	7	1986	3	6540	N	N	25825 117TH PL SE
6	769787	0890	01/08/2002	\$227,000	1400	500	7	1986	3	7955	N	N	25829 117TH PL SE
6	769790	0020	07/08/2002	\$211,000	1140	320	7	1989	3	9220	N	N	25945 118TH PL SE
6	769791	0010	08/21/2002	\$210,000	1180	190	7	1990	3	7219	N	N	12011 SE 263RD ST
6	769791	0090	07/11/2002	\$227,000	1860	0	7	1990	3	8129	N	N	26312 122ND CT SE
6	769791	0150	04/17/2001	\$209,900	1590	0	7	1990	3	9025	N	N	12208 SE 263RD ST
6	769791	0220	07/23/2002	\$229,950	1940	0	7	1990	3	7549	N	N	12119 SE 262ND CT
6	769791	0320	09/03/2002	\$235,000	1860	0	7	1990	3	8791	N	N	26211 121ST AV SE
6	769791	0340	10/21/2002	\$224,950	1550	0	7	1990	3	7495	N	N	26227 121ST AV SE
6	769791	0370	04/15/2002	\$215,000	1770	0	7	1990	3	6700	N	N	12014 SE 263RD ST
6	769792	0030	12/27/2001	\$208,250	1630	0	7	1990	3	6270	N	N	12111 SE 261ST CT
6	769792	0170	09/19/2001	\$187,000	1490	0	7	1990	3	8170	N	N	12148 SE 260TH PL
6	769792	0230	10/15/2002	\$219,000	1880	0	7	1991	3	6384	N	N	12100 SE 260TH PL
6	769792	0290	07/13/2001	\$230,900	2000	0	7	1991	3	7450	N	N	26031 121ST AV SE
6	769792	0380	04/18/2001	\$224,900	1830	0	7	1990	3	10890	N	N	26120 120TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	776340	0035	07/02/2002	\$180,000	1440	0	7	1959	4	12040	N	N	25716 135TH PL SE
6	776340	0070	12/14/2001	\$178,500	1460	0	7	1958	4	11340	N	N	25734 135TH AV SE
6	783080	0081	02/12/2002	\$179,950	1250	600	7	1926	4	9602	N	N	10726 SE 244TH ST
6	801620	0060	06/25/2002	\$230,000	2060	0	7	1911	5	16215	N	N	26234 131ST PL SE
6	801620	0060	11/29/2001	\$209,950	2060	0	7	1911	5	16215	N	N	26234 131ST PL SE
6	801625	0010	06/14/2001	\$189,300	1610	0	7	1994	3	5974	N	N	26329 127TH AV SE
6	801625	0040	08/10/2001	\$183,000	1610	0	7	1994	3	8442	N	N	26307 127TH AV SE
6	801625	0140	09/11/2002	\$220,000	1610	0	7	1994	3	6732	N	N	26330 127TH AV SE
6	813330	0050	09/18/2002	\$179,000	1260	0	7	1963	3	9719	N	N	11612 SE 258TH ST
6	945420	0009	11/15/2001	\$215,000	1240	390	7	1976	4	9000	N	N	13612 SE 268TH ST
6	405130	0100	04/05/2002	\$159,000	1290	0	7	1977	3	3893	N	N	13708 SE 256TH PL
6	405130	0120	12/17/2001	\$125,000	970	0	7	1977	3	2845	N	N	13727 SE 256TH PL
6	405130	0160	10/19/2001	\$124,750	970	0	7	1977	3	2903	N	N	13717 SE 256TH PL
6	546630	0070	04/27/2001	\$135,900	1660	0	7	1981	3	2193	N	N	24814 145TH LN SE
6	546630	0090	02/15/2002	\$142,000	1740	0	7	1981	3	2225	N	N	24818 145TH LN SE
6	546630	0100	01/16/2002	\$155,000	1820	0	7	1981	3	2643	N	N	24820 145TH LN SE
6	546630	0180	05/17/2002	\$148,000	1740	0	7	1981	3	2390	N	N	24840 145TH LN SE
6	546630	0200	07/26/2002	\$159,000	1660	0	7	1981	3	2258	N	N	24844 145TH LN SE
6	546630	0400	01/29/2001	\$135,000	1660	0	7	1981	3	2251	N	N	24805 145TH LN SE
6	546630	0410	12/19/2001	\$155,000	1740	0	7	1981	3	2251	N	N	24803 145TH LN SE
6	546631	0090	11/19/2001	\$157,950	1660	0	7	1983	3	3154	N	N	25016 144TH PL SE
6	546631	0150	08/26/2002	\$163,900	1900	0	7	1983	3	2772	N	N	24801 144TH PL SE
6	546631	0190	05/01/2002	\$175,000	1660	0	7	1983	3	3198	N	N	24809 144TH PL SE
6	546631	0200	09/12/2001	\$157,500	1900	0	7	1983	3	2514	N	N	24813 144TH PL SE
6	546631	0210	01/30/2002	\$133,500	1230	0	7	1983	3	1510	N	N	24815 144TH PL SE
6	546631	0400	10/16/2001	\$164,550	1900	0	7	1983	3	3049	N	N	24919 144TH PL SE
6	546631	0420	09/25/2002	\$134,750	1230	0	7	1983	3	1509	N	N	24923 144TH PL SE
6	546631	0430	09/12/2002	\$137,600	1660	0	7	1983	3	2168	N	N	24925 144TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	546631	0450	03/19/2001	\$155,000	1900	0	7	1983	3	2351	N	N	25009 144TH PL SE
6	546631	0460	09/25/2002	\$137,000	1230	0	7	1983	3	1561	N	N	25011 144TH PL SE
6	546631	0610	11/13/2002	\$135,900	1230	0	7	1983	3	2167	N	N	25049 144TH PL SE
6	546631	0640	10/31/2002	\$170,000	1880	0	7	1983	3	3458	N	N	25055 144TH PL SE
6	546631	0650	02/16/2001	\$155,000	1900	0	7	1983	3	2546	N	N	14409 SE 251ST PL
6	546631	0660	08/05/2001	\$128,000	1230	0	7	1983	3	1551	N	N	14411 SE 251ST PL
6	546631	0760	06/19/2002	\$142,000	1900	0	7	1983	3	2742	N	N	14431 SE 251ST PL
6	637900	0010	06/05/2001	\$230,000	2210	0	7	1981	3	9032	N	N	11528 SE 257TH PL
6	282205	9320	10/22/2002	\$214,000	1510	0	7	1997	3	5719	N	N	11723 SE 256TH PL
6	801623	0120	08/02/2002	\$260,000	1590	580	7	1998	3	6873	N	N	13011 SE 261ST PL
6	801623	0150	05/25/2001	\$233,838	1850	0	7	1997	3	7841	N	N	12910 SE 261ST PL
6	660079	0030	05/17/2001	\$205,000	1590	0	7	1998	3	5700	N	N	24821 107TH AV SE
6	660079	0060	09/23/2001	\$219,900	1590	0	7	1998	3	5701	N	N	24829 107TH AV SE
6	660079	0070	06/09/2002	\$219,750	1870	0	7	1998	3	5703	N	N	24903 107TH AV SE
6	815575	0050	09/09/2002	\$254,000	2240	0	7	1998	3	7280	N	N	24104 113TH PL SE
6	815575	0100	08/08/2001	\$210,000	1570	0	7	1998	3	7200	N	N	24107 113TH PL SE
6	058647	0160	03/12/2001	\$240,000	2490	0	7	1999	3	6086	N	N	25723 130TH AV SE
6	058647	0310	09/18/2002	\$258,275	2720	0	7	1999	3	5700	N	N	12926 SE 256TH PL
6	058647	0370	03/13/2002	\$262,000	2490	0	7	1999	3	5700	N	N	12931 SE 256TH PL
6	058647	0460	04/09/2001	\$309,950	3420	0	7	1999	3	5700	N	N	12910 SE 258TH ST
6	058647	0470	03/23/2001	\$247,000	2670	0	7	1999	3	5700	N	N	12904 SE 258TH ST
6	505790	0020	10/01/2001	\$212,900	1720	0	7	2001	3	4521	N	N	26412 131ST AV SE
6	505790	0030	10/16/2001	\$214,900	1720	0	7	2001	3	4395	N	N	26408 131ST AV SE
6	505790	0040	12/14/2001	\$208,000	1720	0	7	2001	3	4836	N	N	26404 131ST AV SE
6	505790	0070	08/20/2002	\$259,950	2290	0	7	2002	3	4831	N	N	13102 SE 264TH ST
6	505790	0080	01/21/2002	\$228,000	1740	0	7	2001	3	4617	N	N	13032 SE 264TH ST
6	505790	0090	07/29/2002	\$210,000	1720	0	7	2001	3	4575	N	N	13030 SE 264TH ST
6	505790	0100	01/30/2001	\$211,900	1740	0	7	2001	3	4201	N	N	13026 SE 264TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	505790	0110	03/13/2001	\$211,900	1740	0	7	2001	3	4405	N	N	13022 SE 264TH ST
6	505790	0120	08/09/2002	\$230,000	1790	0	7	2000	3	4021	N	N	13018 SE 264TH PL
6	505790	0150	03/13/2001	\$212,900	1740	0	7	2001	3	4040	N	N	13006 SE 264TH ST
6	505790	0160	12/06/2001	\$235,000	1910	0	7	2001	3	4200	N	N	13009 SE 264TH ST
6	505790	0170	12/14/2001	\$232,500	1910	0	7	2001	3	5145	N	N	13015 SE 264TH ST
6	505790	0190	09/03/2002	\$251,500	1890	0	7	2002	3	4410	N	N	13025 SE 264TH ST
6	202205	9329	07/17/2001	\$237,000	1270	930	7	2001	3	11523	N	N	25232 113TH AV SE
6	202205	9330	04/05/2001	\$235,500	1270	930	7	2001	3	10242	N	N	25231 114TH AV SE
6	212205	9198	02/19/2002	\$260,000	2370	0	7	2001	3	6000	N	N	25507 122ND PL SE
6	212205	9200	03/12/2002	\$258,000	2370	0	7	2001	3	5774	N	N	25515 122ND PL SE
6	272205	9097	05/26/2001	\$220,000	1990	1230	7	1953	3	22423	Y	N	27036 140TH LN SE
6	516800	0010	12/05/2002	\$200,000	1740	0	7	1967	3	14588	N	N	13258 SE 266TH ST
6	007400	0080	09/14/2001	\$242,500	2250	0	8	1990	3	7571	N	N	25315 119TH PL SE
6	202205	9176	06/17/2002	\$280,000	2890	0	8	1997	3	10998	N	N	11223 SE 253RD PL
6	202205	9201	06/20/2001	\$224,000	1570	1520	8	1969	3	10002	N	N	24409 116TH AV SE
6	202205	9311	06/22/2001	\$260,000	2720	0	8	1993	3	10991	N	N	11224 SE 253RD PL
6	202205	9314	09/17/2002	\$257,000	2250	0	8	1993	3	12000	N	N	24906 115TH AV SE
6	212205	9019	12/16/2001	\$281,000	1800	830	8	1968	4	50529	Y	N	25309 128TH AV SE
6	212205	9102	01/30/2001	\$283,073	2300	0	8	2001	3	7600	N	N	24025 130TH AV SE
6	212205	9160	06/25/2002	\$224,950	1380	810	8	1978	3	16788	Y	N	25122 124TH AV SE
6	221500	0020	09/12/2001	\$232,000	1530	620	8	1988	3	11726	N	N	14408 SE 256TH PL
6	221500	0140	02/08/2001	\$236,000	1880	0	8	1988	3	10050	N	N	14417 SE 257TH PL
6	221500	0180	09/17/2002	\$273,000	2110	0	8	1988	4	9621	N	N	14412 SE 258TH PL
6	221500	0240	05/16/2001	\$235,000	2000	0	8	1988	3	10225	N	N	14407 SE 258TH PL
6	272205	9005	06/07/2001	\$1,995,000	1550	1080	8	1952	3	351964	Y	Y	26238 140TH AV SE
6	282205	9258	04/09/2001	\$275,000	1730	800	8	1970	4	47916	N	N	26420 128TH AV SE
6	372880	0080	08/13/2002	\$675,000	2540	0	8	1984	4	12426	Y	Y	14427 SE 266TH ST
6	381470	0020	03/09/2001	\$240,000	2480	0	8	1988	3	6630	N	N	25508 127TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	381470	0060	08/14/2002	\$259,990	1520	460	8	1988	3	7573	N	N	12719 SE 254TH PL
6	381470	0230	07/25/2001	\$245,000	2210	0	8	1986	3	6959	N	N	12721 SE 254TH CT
6	381470	0250	05/10/2001	\$227,950	1810	0	8	1986	3	7102	N	N	12729 SE 254TH CT
6	381470	0280	03/08/2001	\$213,000	1690	0	8	1990	3	6648	N	N	12718 SE 254TH CT
6	381470	0420	05/22/2001	\$203,500	1540	0	8	1985	3	6972	N	N	25232 127TH AV SE
6	381470	0450	12/26/2001	\$233,000	2160	0	8	1986	3	8374	N	N	12718 SE 252ND PL
6	381470	0640	09/19/2001	\$256,000	1890	1060	8	1986	3	11730	N	N	25309 126TH AV SE
6	381470	0720	11/14/2002	\$304,500	2440	1350	8	1988	3	11730	N	N	25423 126TH AV SE
6	381470	0750	08/29/2002	\$256,000	2260	0	8	1987	3	11405	N	N	12601 SE 255TH PL
6	381470	0790	08/16/2001	\$218,000	1770	0	8	1986	3	6994	N	N	25434 126TH AV SE
6	382650	0100	10/21/2002	\$240,000	1440	830	8	1978	4	8400	N	N	24411 130TH PL SE
6	382650	0200	07/23/2002	\$198,500	1400	370	8	1977	4	7500	N	N	12910 SE 245TH ST
6	382650	0230	01/18/2002	\$209,950	1400	460	8	1978	4	8400	N	N	12826 SE 245TH ST
6	382650	0270	05/25/2001	\$230,000	1680	570	8	1977	4	10625	N	N	12910 SE 245TH ST
6	382650	0350	02/20/2001	\$176,000	1410	0	8	1978	3	9600	N	N	12905 SE 247TH PL
6	382650	0460	09/10/2002	\$225,000	1420	530	8	1977	4	13708	N	N	13041 SE 247TH PL
6	382650	0500	08/08/2001	\$186,500	1080	500	8	1977	4	8400	N	N	24614 131ST PL SE
6	382650	0550	03/19/2001	\$194,900	1270	690	8	1978	3	9600	N	N	24504 131ST PL SE
6	382650	0620	06/18/2002	\$220,000	1180	800	8	1978	4	7420	N	N	12947 SE 245TH ST
6	382650	0760	02/07/2001	\$198,950	1380	460	8	1978	4	7700	N	N	24525 129TH PL SE
6	382650	1110	05/20/2002	\$205,500	1860	0	8	1978	4	9660	N	N	24640 130TH AV SE
6	382650	1190	06/28/2001	\$215,000	1090	590	8	1978	4	8208	N	N	24604 130TH PL SE
6	382650	1230	05/22/2001	\$194,450	1120	510	8	1978	4	7040	N	N	12951 SE 246TH ST
6	405080	0125	05/21/2001	\$525,000	1730	1400	8	1969	4	19926	Y	Y	14248 SE 270TH PL
6	439701	0370	11/18/2002	\$310,000	2280	0	8	1997	3	9454	Y	N	24401 146TH PL SE
6	546790	0180	06/18/2001	\$261,000	2130	0	8	1975	4	12825	N	N	26302 143RD AV SE
6	546880	0070	09/26/2002	\$264,950	1550	460	8	1986	3	8828	N	N	14302 SE 256TH PL
6	546880	0090	09/21/2001	\$226,000	1880	0	8	1986	3	10187	N	N	14305 SE 256TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	546950	0120	03/06/2002	\$255,000	1360	480	8	1978	4	12000	N	N	24103 135TH AV SE
6	546950	0260	06/04/2002	\$295,000	1920	590	8	1977	3	19360	N	N	24264 133RD AV SE
6	546950	1790	06/12/2002	\$247,500	1580	0	8	1975	4	14706	N	N	14214 SE 243RD ST
6	546950	1800	07/17/2001	\$249,950	1500	870	8	1975	4	16055	N	N	14204 SE 243RD ST
6	546950	2220	06/04/2002	\$279,000	1730	960	8	1978	4	15029	Y	N	13236 SE 247TH ST
6	546950	2390	02/21/2001	\$323,000	1770	1110	8	1984	3	16617	Y	N	24707 136TH AV SE
6	546950	2560	09/03/2002	\$279,000	1990	670	8	1976	4	15980	N	N	13549 SE 250TH CT
6	546950	2770	07/24/2001	\$375,000	3510	0	8	1975	5	14800	N	N	13536 SE 251ST PL
6	546950	2950	11/11/2002	\$255,000	1420	0	8	1971	4	14700	Y	N	13823 SE 251ST ST
6	546950	3060	01/16/2002	\$268,000	1540	1020	8	1977	4	14000	N	N	14150 SE 254TH ST
6	670590	0040	04/16/2001	\$223,500	1940	0	8	1990	3	6784	N	N	13225 SE 263RD ST
6	670590	0070	05/10/2002	\$236,900	1940	0	8	1990	3	8347	N	N	13309 SE 263RD PL
6	670590	0090	10/11/2001	\$223,000	1940	0	8	1990	3	6480	N	N	13321 SE 263RD PL
6	783080	0338	01/17/2002	\$270,000	2420	0	8	1998	3	12068	N	N	24505 106TH AV SE
6	801620	0010	08/10/2001	\$245,000	2190	0	8	1991	3	7270	N	N	26260 131ST PL SE
6	801620	0100	05/21/2001	\$246,000	2620	0	8	1992	3	6550	N	N	26214 131ST PL SE
6	801620	0140	08/09/2001	\$242,000	2190	0	8	1992	3	7354	N	N	26203 131ST PL SE
6	801620	0170	03/12/2001	\$236,500	2020	0	8	1991	3	7377	N	N	26215 131ST PL SE
6	801620	0230	02/07/2002	\$252,450	2190	0	8	1991	3	7150	N	N	13028 SE 263RD PL
6	801620	0250	06/20/2001	\$275,000	2620	0	8	1992	3	7946	N	N	13020 SE 263RD PL
6	801620	0350	07/25/2001	\$263,000	2620	0	8	1992	3	8647	N	N	26212 129TH AV SE
6	801620	0400	03/06/2001	\$270,000	2470	0	8	1991	3	11689	N	N	12870 SE 262ND PL
6	801620	0560	10/24/2002	\$232,000	1790	0	8	1991	3	6844	N	N	12871 SE 262ND PL
6	801620	0570	08/21/2002	\$229,950	2040	0	8	1991	3	7368	N	N	12877 SE 262ND PL
6	801620	0600	08/13/2002	\$256,000	2190	0	8	1991	3	8496	N	N	26221 129TH AV SE
6	801620	0630	08/10/2001	\$272,000	2450	0	8	1992	3	7062	N	N	26233 129TH AV SE
6	801620	0690	03/19/2002	\$271,700	2350	0	8	2001	3	8272	N	N	26333 130TH AV SE
6	801620	0710	08/08/2002	\$250,950	2060	0	8	1993	3	7000	N	N	13011 SE 263RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	801620	0740	06/20/2002	\$254,950	2050	0	8	1992	3	7000	N	N	13031 SE 263RD PL
6	895580	0055	09/25/2001	\$510,000	1490	1490	8	1962	4	20930	Y	Y	14607 SE 267TH ST
6	209550	0130	09/18/2002	\$270,000	2290	0	8	1997	3	6307	N	N	26270 125TH PL SE
6	209550	0170	04/05/2001	\$231,950	1880	0	8	1996	3	5485	N	N	26210 125TH PL SE
6	209550	0200	06/11/2001	\$255,000	2260	0	8	1997	3	5718	N	N	26200 125TH PL SE
6	209550	0220	10/25/2001	\$230,000	2040	0	8	1995	3	6138	N	N	26209 125TH PL SE
6	209550	0270	03/20/2001	\$227,500	1950	0	8	1995	3	6435	N	N	12416 SE 262ND PL
6	439703	0110	03/30/2001	\$269,000	1880	0	8	1996	3	10151	Y	N	24140 145TH AV SE
6	439703	0120	08/21/2001	\$275,000	2020	0	8	1996	3	9704	Y	N	24134 145TH AV SE
6	501580	0100	01/19/2001	\$198,000	1740	580	8	1974	4	8900	N	N	25525 137TH PL SE
6	743605	0030	12/18/2001	\$253,000	2390	0	8	1997	3	6762	N	N	26117 124TH PL SE
6	743605	0040	12/20/2002	\$266,950	2340	0	8	1995	3	8856	N	N	26121 124TH PL SE
6	743605	0070	06/26/2001	\$250,000	2280	0	8	1995	3	6866	N	N	26130 124TH PL SE
6	743605	0220	05/16/2002	\$287,500	2690	0	8	1996	3	6010	N	N	26133 126TH AV SE
6	801626	0070	05/24/2001	\$262,950	2420	0	8	1997	3	5629	N	N	26156 126TH AV SE
6	329575	0040	10/08/2001	\$275,000	2710	0	8	1998	3	7270	N	N	24426 119TH PL SE
6	329575	0090	12/18/2001	\$203,000	1760	0	8	1998	3	6331	N	N	11931 245TH PL SE
6	329575	0130	06/12/2001	\$239,000	2370	0	8	1999	3	6000	N	N	11915 245TH PL SE
6	329575	0160	08/05/2001	\$247,400	2590	0	8	1999	3	6000	N	N	24507 119TH PL SE
6	329575	0260	08/11/2001	\$249,000	2450	0	8	1999	3	6000	N	N	24424 119TH AV SE
6	329575	0500	12/28/2001	\$275,000	2710	0	8	1998	3	6994	N	N	24323 119TH AV SE
6	329575	0650	11/13/2002	\$260,000	2300	0	8	1999	3	6288	N	N	24301 118TH CT SE
6	329575	0730	09/18/2002	\$213,500	1760	0	8	1998	3	6011	N	N	24322 117TH AV SE
6	073920	0010	09/23/2002	\$247,950	2040	0	8	1999	3	9601	N	N	11230 SE 244TH ST
6	073920	0030	01/11/2001	\$249,950	2460	0	8	1999	3	8647	N	N	24306 112TH AV SE
6	073920	0120	07/26/2002	\$259,500	2050	0	8	1999	3	9563	N	N	24307 112TH AV SE
6	288797	0010	09/20/2002	\$227,000	1720	0	8	1999	3	3582	N	N	13805 SE 255TH PL
6	288797	0060	08/31/2001	\$240,000	1740	0	8	1999	3	2537	N	N	13812 SE 255TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	288797	0100	01/09/2001	\$259,950	1720	0	8	1999	3	5759	N	N	13804 SE 255TH PL
6	133029	0050	01/02/2001	\$225,000	1790	0	8	1999	3	6442	N	N	26425 126TH PL SE
6	133029	0060	10/25/2002	\$235,000	1790	0	8	1999	3	6261	N	N	26427 126TH PL SE
6	660024	0050	06/28/2002	\$240,000	1860	0	8	2000	3	6248	N	N	25325 122ND PL SE
6	815576	0040	03/14/2001	\$204,800	1680	0	8	2001	3	6655	N	N	11220 SE 240TH PL
6	212205	9185	04/02/2001	\$229,950	1632	0	8	2000	3	7600	N	N	24007 130TH AV SE
6	212205	9191	03/17/2001	\$324,995	3140	0	8	2000	3	7600	N	N	130TH AV SE
6	150970	0030	03/27/2001	\$264,950	2470	0	8	2001	3	7278	N	N	12929 SE 243RD ST
6	150970	0050	01/18/2001	\$234,950	1960	0	8	2001	3	9898	N	N	24326 130TH AV SE
6	150970	0060	03/01/2001	\$249,950	2260	0	8	2001	3	5700	N	N	24320 130TH AV SE
6	150970	0070	01/09/2001	\$219,950	1790	0	8	2001	3	5448	N	N	24318 130TH AV SE
6	150970	0080	03/20/2001	\$252,950	2300	0	8	2001	3	7093	N	N	24312 130TH AV SE
6	150970	0090	02/22/2001	\$214,950	1790	0	8	2001	3	5998	N	N	24308 130TH AV SE
6	150970	0100	06/15/2001	\$269,950	2400	0	8	2001	3	5880	N	N	24302 130TH AV SE
6	150970	0130	03/28/2001	\$249,950	2300	0	8	2001	3	6259	N	N	24212 130TH AV SE
6	150970	0140	02/09/2001	\$234,950	1960	0	8	2001	3	6999	N	N	24206 130TH AV SE
6	150970	0150	03/07/2001	\$219,950	1790	0	8	2001	3	6820	N	N	24130 130TH AV SE
6	150970	0160	04/17/2001	\$256,000	2300	0	8	2001	3	7254	N	N	24128 130TH AV SE
6	150970	0170	03/27/2001	\$219,950	1790	0	8	2000	3	5865	N	N	24126 130TH AV SE
6	150970	0180	03/27/2001	\$247,950	2260	0	8	2000	3	5011	N	N	24124 130TH AV SE
6	150970	0190	05/12/2001	\$264,950	2410	0	8	2001	3	6720	N	N	24118 130TH AV SE
6	150970	0200	03/21/2001	\$221,300	1790	0	8	2001	3	6720	N	N	24110 130TH AV SE
6	150970	0210	03/28/2001	\$244,950	2260	0	8	2001	3	8994	N	N	24108 130TH AV SE
6	150970	0220	03/21/2001	\$234,950	1960	0	8	2000	3	8994	N	N	24104 130TH AV SE
6	150970	0230	02/22/2001	\$219,950	1790	0	8	2001	3	6720	N	N	24102 130TH AV SE
6	150970	0270	02/23/2001	\$264,950	2410	0	8	2001	3	7331	N	N	24203 130TH AV SE
6	150970	0280	03/21/2001	\$223,300	1790	0	8	2001	3	7981	N	N	24307 130TH AV SE
6	150970	0300	03/08/2001	\$252,950	2300	0	8	2001	3	6879	N	N	12930 SE 243RD ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	150970	0310	02/23/2001	\$241,950	2110	0	8	2001	3	5940	N	N	12922 SE 243RD ST
6	150970	0320	02/16/2001	\$249,950	2300	0	8	2001	3	5940	N	N	12916 SE 243RD ST
6	724810	0010	02/27/2001	\$230,450	1960	0	8	2001	3	6903	N	N	12328 SE 258TH PL
6	724810	0020	02/09/2001	\$229,950	2120	0	8	2001	3	6159	N	N	12324 SE 258TH PL
6	724810	0080	08/08/2001	\$297,000	2270	0	8	2001	3	6450	N	N	12231 SE 258TH PL
6	724810	0090	02/21/2001	\$224,000	1960	0	8	2001	3	6208	N	N	12221 SE 258TH PL
6	724810	0100	05/30/2001	\$234,950	2250	0	8	2001	3	5864	N	N	12215 SE 258TH PL
6	724810	0120	01/17/2001	\$225,950	1960	0	8	2001	3	6115	N	N	25830 122ND AV SE
6	724810	0160	08/08/2001	\$302,950	2270	550	8	2001	3	8060	N	N	12229 SE 258TH PL
6	816790	0010	08/30/2001	\$291,000	2740	1150	8	2001	3	13025	N	N	24419 105TH AV SE
6	320485	0010	02/28/2001	\$239,950	2160	0	8	2001	3	6974	N	N	11606 SE 252ND CT
6	320485	0020	02/16/2001	\$269,950	2880	0	8	2001	3	6208	N	N	11612 SE 252ND CT
6	320485	0030	03/09/2001	\$269,950	2880	0	8	2001	3	7852	N	N	11614 SE 252ND ST
6	320485	0040	04/11/2001	\$259,950	2490	0	8	2001	3	7017	N	N	11618 SE 252ND ST
6	320485	0050	03/30/2001	\$269,950	2880	0	8	2001	3	6000	N	N	11632 SE 252ND ST
6	320485	0070	10/11/2001	\$240,000	2160	0	8	2001	3	6108	N	N	11630 SE 252ND ST
6	320485	0080	12/05/2002	\$276,500	2870	0	8	2001	3	5981	N	N	11702 SE 252ND ST
6	320485	0100	06/26/2001	\$265,500	2870	0	8	2001	3	6248	N	N	25216 117TH AV SE
6	320485	0110	05/30/2001	\$262,950	2870	0	8	2001	3	7292	N	N	25222 117TH AV SE
6	320485	0120	02/13/2001	\$223,441	2060	0	8	2001	3	5804	N	N	25226 117TH AV SE
6	320485	0130	04/26/2001	\$259,950	2490	0	8	2001	3	6265	N	N	25232 117TH AV SE
6	320485	0140	01/24/2001	\$269,950	2880	0	8	2001	3	8216	N	N	25302 117TH AV SE
6	320485	0160	01/22/2001	\$221,950	2060	0	8	2001	3	6252	N	N	25306 117TH AV SE
6	815577	0040	06/26/2002	\$224,950	1790	0	8	2002	3	6766	N	N	24019 114TH PL SE
6	815577	0050	06/21/2002	\$224,950	1790	0	8	2002	3	6769	N	N	24023 114TH PL SE
6	815577	0060	06/11/2002	\$218,950	1790	0	8	2002	3	6771	N	N	24029 114TH PL SE
6	815577	0080	07/18/2002	\$234,950	1990	0	8	2002	3	6249	N	N	24105 114TH PL SE
6	815577	0090	06/28/2002	\$233,950	2030	0	8	2002	3	5661	N	N	24113 114TH PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	815577	0100	06/19/2002	\$224,950	1790	0	8	2002	3	5763	N	N	24117 114TH PL SE
6	815577	0110	06/18/2002	\$219,950	1790	0	8	2002	3	6447	N	N	24121 114TH PL SE
6	815577	0120	07/19/2002	\$233,950	1990	0	8	2002	3	5743	N	N	24125 114TH PL SE
6	815577	0130	07/25/2002	\$229,000	1790	0	8	2002	3	5787	N	N	24127 114TH PL SE
6	282205	9338	10/23/2002	\$283,000	2290	0	8	2003	3	6989	N	N	25618 119TH PL SE
6	439703	0160	10/08/2002	\$324,000	2110	0	8	1996	3	10107	Y	N	24110 145TH AV SE
6	150950	0060	03/15/2002	\$299,950	2720	0	9	1992	3	8666	N	N	24224 129TH AV SE
6	150950	0120	03/26/2001	\$250,950	2160	0	9	1993	3	11005	N	N	24046 129TH CT SE
6	150950	0130	05/14/2001	\$275,000	2430	0	9	1994	3	8534	N	N	24040 129TH CT SE
6	150950	0150	12/19/2001	\$302,000	2570	0	9	1992	3	9743	N	N	24028 129TH CT SE
6	150950	0170	11/11/2002	\$280,000	2410	0	9	1992	3	10441	N	N	24020 129TH CT SE
6	150950	0410	06/06/2002	\$338,500	2840	0	9	1992	3	11055	N	N	12812 SE 243RD ST
6	272205	9094	04/18/2002	\$242,650	2280	0	9	1994	3	8799	N	N	27044 140TH LN SE
6	272205	9249	04/24/2001	\$499,500	2140	1320	9	1975	3	18295	Y	Y	27010 140TH LN SE
6	282205	9198	08/10/2001	\$420,000	3490	0	9	1996	3	91476	N	N	26462 124TH AV SE
6	282205	9200	09/19/2001	\$355,000	2880	1370	9	1964	4	25700	N	N	12433 SE 264TH ST
6	282205	9300	06/26/2002	\$385,000	2590	0	9	2001	3	115434	N	N	12612 SE 261ST ST
6	321158	0050	02/01/2001	\$230,000	1720	0	9	1988	4	7844	N	N	13329 SE 253RD PL
6	321158	0080	08/28/2002	\$270,000	1950	0	9	1988	4	10056	N	N	25250 134TH CT SE
6	321159	0110	02/05/2002	\$380,000	3270	0	9	1994	3	11579	N	N	13709 SE 244TH CT
6	403050	0181	09/19/2001	\$620,000	2140	1880	9	1996	3	18878	Y	Y	26100 134TH AV SE
6	439700	0350	06/19/2001	\$359,950	2680	0	9	1995	3	14745	N	N	14734 SE 244TH ST
6	439700	0450	10/11/2001	\$325,000	2590	0	9	1992	3	8772	N	N	14542 SE 243RD PL
6	439700	0510	05/23/2001	\$349,950	2350	0	9	1994	3	10807	Y	N	14504 SE 243RD PL
6	439701	0020	04/17/2002	\$350,000	2670	0	9	1993	3	10772	Y	N	24321 145TH PL SE
6	439701	0110	04/02/2002	\$337,950	2490	0	9	1997	3	13878	Y	N	24625 145TH PL SE
6	439701	0230	03/05/2001	\$322,500	2990	0	9	1994	3	9970	N	N	24606 145TH PL SE
6	439701	0250	08/16/2001	\$305,000	2260	0	9	1996	3	9328	N	N	24508 145TH PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	439701	0300	09/26/2002	\$337,950	3080	0	9	1993	3	10646	N	N	24332 145TH PL SE
6	439701	0310	10/01/2002	\$329,000	2800	0	9	1995	3	11492	N	N	24324 145TH PL SE
6	439701	0380	07/24/2001	\$360,000	2770	0	9	1996	3	9542	Y	N	24405 146TH PL SE
6	439701	0490	02/06/2001	\$336,000	2800	0	9	1995	3	10985	N	N	14616 SE 246TH PL
6	439701	0520	03/04/2002	\$362,500	2650	0	9	1996	3	9890	Y	N	14628 SE 245TH CT
6	439702	0010	02/08/2001	\$485,000	3110	0	9	1996	4	17903	Y	N	24612 144TH AV SE
6	439702	0020	10/23/2002	\$399,900	2810	0	9	1995	3	16932	N	N	24700 144TH AV SE
6	546791	0010	07/13/2001	\$280,000	2010	0	9	1988	3	13130	N	N	26005 142ND AV SE
6	546791	0040	12/18/2001	\$331,000	2820	0	9	1988	3	13216	N	N	26033 142ND AV SE
6	546791	0080	10/23/2001	\$315,000	2750	0	9	1981	3	13218	N	N	26231 142ND AV SE
6	546791	0100	04/10/2002	\$270,000	2140	0	9	1980	3	13216	N	N	26251 142ND AV SE
6	546875	0120	06/08/2001	\$275,000	2220	0	9	1990	3	6910	N	N	25425 139TH AV SE
6	546950	0040	06/13/2001	\$336,000	2220	1170	9	1975	4	15000	Y	N	24032 137TH AV SE
6	546950	0460	10/17/2001	\$442,000	3490	0	9	1983	4	14000	N	N	24204 135TH AV SE
6	546950	0540	12/06/2001	\$505,000	2230	1870	9	1969	4	13622	N	N	24213 138TH AV SE
6	546950	0590	10/24/2001	\$475,000	2150	1500	9	1975	4	13034	N	N	24423 137TH AV SE
6	546950	0600	07/16/2002	\$374,950	2480	0	9	1970	5	12350	N	N	24433 137TH AV SE
6	546950	0710	02/01/2002	\$330,000	2230	0	9	1983	4	13333	N	N	13805 SE 246TH ST
6	546950	0810	04/17/2001	\$327,995	3030	0	9	1969	4	13000	Y	N	24414 140TH AV SE
6	546950	1070	08/21/2001	\$375,000	2160	1850	9	1978	4	13860	N	N	13945 SE 241ST ST
6	546950	1320	12/06/2001	\$490,000	2450	2290	9	1975	4	12740	Y	N	14015 SE 243RD ST
6	546950	1340	10/23/2002	\$344,000	2400	0	9	1972	4	14652	Y	N	14113 SE 243RD ST
6	546950	1660	03/22/2001	\$350,000	1930	1660	9	1972	4	16302	N	N	24615 144TH AV SE
6	546950	1730	05/21/2001	\$300,000	2140	0	9	1978	3	31050	N	N	14326 SE 243RD ST
6	546950	2130	09/16/2002	\$348,750	2760	0	9	1977	4	13600	N	N	24016 138TH AV SE
6	546950	2720	04/02/2002	\$280,500	1440	1200	9	1975	4	13803	Y	N	13710 SE 251ST PL
6	546950	2890	08/07/2002	\$515,000	2460	0	9	2002	3	15290	N	N	13621 SE 251ST ST
6	546950	3000	01/24/2002	\$290,000	2000	1370	9	1980	4	14410	N	N	25125 142ND AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot Size	View	Water front	Situs Address
6	178670	0050	07/08/2002	\$327,000	2490	0	9	1997	3	6249	Y	N	25302 139TH PL SE
6	178670	0190	05/04/2001	\$280,000	1950	0	9	1998	3	6050	N	N	13815 SE 253RD ST
6	178670	0270	07/26/2001	\$337,900	2040	0	9	1995	3	8185	N	N	13830 SE 253RD ST
6	178671	0010	04/12/2002	\$314,900	2170	0	9	2001	3	7611	N	N	25324 136TH AV SE
6	178671	0020	09/07/2001	\$324,900	2170	0	9	2001	3	7600	N	N	25318 136TH AV SE
6	178671	0030	05/17/2002	\$314,900	2170	0	9	2001	3	7600	N	N	23512 136TH AV SE
6	178671	0040	09/26/2001	\$329,900	2510	0	9	2001	3	7612	N	N	25306 136TH AV SE
6	178671	0050	07/16/2002	\$313,950	2520	0	9	2001	3	7615	N	N	25307 137TH AV SE
6	178671	0050	06/05/2001	\$295,346	2520	0	9	2001	3	7615	N	N	25307 137TH AV SE
6	178671	0060	03/28/2001	\$288,994	2510	0	9	2001	3	7605	N	N	25313 137TH AV SE
6	178671	0070	07/15/2001	\$358,000	3330	0	9	2001	3	7600	N	N	25319 137TH AV SE
6	178671	0080	03/22/2002	\$284,900	2300	0	9	2001	3	7600	N	N	24531 137TH AV SE
6	178671	0090	07/05/2001	\$343,000	3330	0	9	2001	3	7600	N	N	25322 137TH AV SE
6	178671	0100	12/20/2001	\$289,500	2300	0	9	2001	3	7649	N	N	25320 137TH AV SE
6	178671	0110	07/24/2001	\$391,452	4020	0	9	2001	3	7600	N	N	25316 137TH AV SE
6	178671	0130	04/24/2001	\$315,000	2510	0	9	2001	3	7600	N	N	13709 SE 253RD ST
6	178671	0140	06/25/2001	\$358,000	3330	0	9	2001	3	7602	N	N	13715 SE 137TH ST
6	178671	0160	02/14/2001	\$343,500	3260	0	9	2001	3	7609	N	N	13729 SE 137TH ST
6	546950	0250	04/15/2002	\$399,000	3280	0	10	1988	4	14000	N	N	13306 SE 243RD PL
6	546950	0030	11/14/2002	\$599,999	3120	0	11	1990	3	17550	Y	N	24025 138TH AV SE

Improved Sales Removed From This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	027370	0080	01/15/01	\$ 160,124	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	159860	0180	08/05/02	\$ 184,000	RELOCATION - SALE TO SERVICE;
5	161200	0400	10/21/02	\$ 140,400	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
5	161250	0090	04/23/02	\$ 167,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	182205	9069	03/15/02	\$ 83,400	QUIT CLAIM DEED;
5	185860	0025	04/24/02	\$ 260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	186390	0035	09/12/02	\$ 125,204	NON-REPRESENTATIVE SALE;
5	192205	9138	01/31/02	\$ 112,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	192205	9216	10/06/02	\$ 91,500	QUIT CLAIM DEED; IMP. CHAR CHANGED SINCE SALE;
5	266200	0150	12/12/02	\$ 156,000	NON-REPRESENTATIVE SALE;
5	292205	9191	04/19/01	\$ 165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	302205	9027	07/16/01	\$ 170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	302205	9051	07/24/01	\$ 250,000	SEGREGATION AND/OR MERGER;
5	315910	0020	08/09/02	\$ 148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	330800	0040	02/15/02	\$ 174,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	330800	0040	07/06/01	\$ 144,500	EXEMPT FROM EXCISE TAX;
5	383215	0110	02/26/01	\$ 200,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
5	435910	0050	11/11/02	\$ 141,500	GOVERNMENT AGENCY;
5	435910	0150	03/13/01	\$ 127,500	EXEMPT FROM EXCISE TAX;
5	436960	0055	10/08/02	\$ 62,479	QUIT CLAIM DEED;
5	500380	0100	10/24/01	\$ 268,316	QUIT CLAIM DEED; IMP. CHAR CHANGED SINCE SALE;
5	516370	0095	09/11/02	\$ 137,555	GOVERNMENT AGENCY; FORCED SALE;
5	547850	0010	07/09/01	\$ 220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	547850	0280	05/22/02	\$ 169,000	FORCED SALE;
5	553980	0055	03/08/02	\$ 168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	553980	0080	04/09/01	\$ 135,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	614660	0120	08/20/02	\$ 100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	614660	0126	09/10/01	\$ 90,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	614660	0300	03/26/01	\$ 35,607	QUIT CLAIM DEED;
5	614660	0360	11/19/02	\$ 140,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
5	614660	0365	01/19/01	\$ 78,390	NON-REPRESENTATIVE SALE;
5	614660	0460	03/06/01	\$ 33,884	QUIT CLAIM DEED;
5	614760	0040	07/19/02	\$ 153,867	FORCED SALE; IMP. CHAR CHANGED SINCE SALE;
5	614760	0165	03/28/01	\$ 138,805	EXEMPT FROM EXCISE TAX;
5	614760	0165	03/28/01	\$ 138,805	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	614760	0255	01/24/01	\$ 210,000	RELOCATION - SALE TO SERVICE;
5	638630	0050	05/08/02	\$ 180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	775780	0298	09/04/01	\$ 252,200	NON-REPRESENTATIVE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	783080	0251	01/29/02	\$ 129,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	803520	0045	04/03/01	\$ 147,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	803520	0130	09/27/02	\$ 150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	803520	0160	03/02/01	\$ 60,630	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	803520	0160	03/06/02	\$ 63,925	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	885650	0300	02/27/01	\$ 187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	914710	0010	05/31/02	\$ 111,186	FORCED SALE;
5	914710	0070	07/13/01	\$ 143,700	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
5	914900	0200	08/02/02	\$ 215,021	QUIT CLAIM DEED;
5	917960	0375	11/27/01	\$ 159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	918370	1475	01/16/01	\$ 245,000	NON-REPRESENTATIVE SALE;
5	918370	1565	05/20/02	\$ 140,275	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	918370	1865	11/06/02	\$ 163,000	TENANT;
5	918370	1955	06/25/01	\$ 167,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	918370	2032	01/25/01	\$ 138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	918370	2330	05/10/01	\$ 255,000	NON-REPRESENTATIVE SALE;
5	918370	3377	10/29/02	\$ 152,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	058647	0130	03/12/02	\$ 107,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	058647	0160	11/16/01	\$ 239,000	NON-REPRESENTATIVE SALE;
6	058647	0160	11/16/01	\$ 239,000	RELOCATION - SALE TO SERVICE;
6	058647	0350	05/22/02	\$ 241,900	FORCED SALE;
6	058647	0470	01/08/01	\$ 247,000	RELOCATION - SALE TO SERVICE;
6	107960	0280	08/01/02	\$ 235,000	RELOCATION - SALE TO SERVICE;
6	107960	0300	10/26/01	\$ 203,500	RELOCATION - SALE TO SERVICE;
6	150970	0070	12/04/02	\$ 72,000	QUIT CLAIM DEED;
6	202205	9051	05/01/01	\$ 399,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	202205	9101	12/03/01	\$ 175,000	GOVERNMENT AGENCY;
6	202205	9151	01/25/02	\$ 230,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	202205	9311	06/22/01	\$ 260,000	RELOCATION - SALE TO SERVICE;
6	202205	9319	10/01/01	\$ 219,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	209550	0250	03/22/02	\$ 106,500	QUIT CLAIM DEED;
6	209550	0260	10/31/01	\$ 244,245	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	209550	0260	12/17/01	\$ 228,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	209550	0260	07/24/01	\$ 247,734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	212205	9023	07/08/02	\$ 104,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	216140	0090	02/20/02	\$ 167,631	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	221291	0190	12/28/01	\$ 163,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	221291	0250	02/08/01	\$ 125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	221291	0460	05/24/01	\$ 152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	221291	0550	08/08/02	\$ 1,993,629	FORCED SALE;
6	221291	0550	12/11/02	\$ 134,900	SECURING OF DEBT;
6	221500	0240	09/17/02	\$ 98,500	QUIT CLAIM DEED;

Improved Sales Removed From This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	272205	9049	05/20/02	\$ 430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	272205	9109	07/31/01	\$ 270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	272205	9315	12/16/02	\$ 69,356	QUIT CLAIM DEED;
6	282205	9039	01/02/01	\$ 198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	282205	9111	06/17/02	\$ 150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	282205	9112	01/25/02	\$ 41,000	QUIT CLAIM DEED;
6	282205	9115	10/25/02	\$ 199,900	NO MARKET EXPOSURE;
6	282205	9126	06/22/01	\$ 44,600	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
6	282205	9282	10/02/02	\$ 97,500	QUIT CLAIM DEED;
6	282205	9304	01/25/01	\$ 140,000	QUIT CLAIM DEED;
6	282205	9317	10/23/01	\$ 209,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	282205	9319	06/07/02	\$ 170,768	QUIT CLAIM DEED;
6	292205	9120	11/07/01	\$ 142,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	320485	0060	05/24/01	\$ 210,626	SEGREGATION AND/OR MERGER; SECURING OF DEBT;
6	320485	0080	04/26/01	\$ 262,950	MULTI-PARCEL SALE;
6	320485	0150	04/27/01	\$ 269,950	MULTI-PARCEL SALE;
6	329575	0420	09/06/02	\$ 82,185	QUIT CLAIM DEED;
6	351210	0070	04/22/02	\$ 131,000	EXEMPT FROM EXCISE TAX;
6	381470	0060	03/15/01	\$ 229,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	382650	0780	04/04/02	\$ 170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	383020	0010	04/21/02	\$ 139,080	QUIT CLAIM DEED;
6	403050	0200	05/02/01	\$ 395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	405080	0005	08/01/01	\$ 300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	405080	0035	10/10/01	\$ 366,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	405110	0020	06/04/01	\$ 189,950	RELOCATION - SALE TO SERVICE;
6	405110	0150	06/28/01	\$ 158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	405110	0290	03/11/02	\$ 150,700	FORCED SALE;
6	405110	0460	01/22/01	\$ 180,000	RELOCATION - SALE TO SERVICE;
6	405111	0200	01/29/02	\$ 161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	405130	0090	03/13/02	\$ 137,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	405130	0180	10/22/02	\$ 5,196	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
6	405130	0180	11/21/02	\$ 5,196	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
6	405130	0180	12/11/02	\$ 5,196	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
6	405130	0180	05/23/01	\$ 5,196	QUIT CLAIM DEED;
6	405130	0180	06/12/01	\$ 5,196	TEAR DOWN; QUIT CLAIM DEED;
6	439700	0300	11/04/02	\$ 247,501	NON-REPRESENTATIVE SALE;
6	439701	0110	02/08/02	\$ 337,950	RELOCATION - SALE TO SERVICE;
6	439701	0230	03/05/01	\$ 322,500	RELOCATION - SALE TO SERVICE;
6	439701	0250	06/08/01	\$ 305,000	RELOCATION - SALE TO SERVICE;
6	439701	0370	06/18/02	\$ 310,000	RELOCATION - SALE TO SERVICE;
6	439701	0380	07/24/01	\$ 360,000	RELOCATION - SALE TO SERVICE;
6	439703	0090	03/26/02	\$ 291,300	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed From This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	542030	0110	06/26/01	\$ 46,832	QUIT CLAIM DEED;
6	546630	0300	02/02/01	\$ 120,000	CONTRACT OR CASH SALE;
6	546630	0320	04/02/02	\$ 157,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	546630	0330	01/22/02	\$ 151,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	546630	0500	01/22/01	\$ 132,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	546631	0760	07/23/01	\$ 159,355	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	546800	0080	11/07/02	\$ 168,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
6	546875	0030	03/12/01	\$ 294,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	546875	0100	01/19/01	\$ 84,402	QUIT CLAIM DEED;
6	546950	0130	06/10/02	\$ 257,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	546950	0390	05/25/01	\$ 325,000	NON-REPRESENTATIVE SALE;
6	546950	0420	12/27/01	\$ 285,000	NON-REPRESENTATIVE SALE;
6	546950	1740	10/04/02	\$ 119,118	QUIT CLAIM DEED;
6	546950	2110	05/29/02	\$ 260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	546950	2170	10/08/02	\$ 318,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	546950	2560	04/25/02	\$ 285,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	546950	2560	11/16/01	\$ 295,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	546950	3060	07/13/01	\$ 268,000	RELOCATION - SALE TO SERVICE;
6	546950	3450	01/09/01	\$ 356,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	546950	3610	08/01/01	\$ 550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	660079	0030	02/23/01	\$ 157,251	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	660079	0210	10/24/02	\$ 90,171	QUIT CLAIM DEED;
6	675670	0030	05/22/01	\$ 179,950	NON-REPRESENTATIVE SALE;
6	714020	0340	10/26/01	\$ 218,500	CORPORATE AFFILIATES;
6	743605	0040	11/05/02	\$ 266,950	RELOCATION - SALE TO SERVICE;
6	769786	0200	03/06/02	\$ 207,300	RELOCATION - SALE TO SERVICE;
6	769787	0270	02/22/02	\$ 55,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	769787	0440	10/21/02	\$ 168,000	NON-REPRESENTATIVE SALE;
6	769787	0940	02/13/02	\$ 103,428	PARTIAL INTEREST (1/3, 1/2, Etc.);
6	769791	0390	08/28/02	\$ 185,000	NON-REPRESENTATIVE SALE;
6	801620	0040	07/19/01	\$ 235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	801620	0150	06/24/01	\$ 226,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	801620	0150	03/07/01	\$ 157,287	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	801620	0170	03/12/01	\$ 236,500	RELOCATION - SALE TO SERVICE;
6	801626	0070	04/28/01	\$ 262,950	RELOCATION - SALE TO SERVICE;
6	815575	0120	04/03/02	\$ 228,999	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	945420	0040	02/04/02	\$ 175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.1%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +4.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 61 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
5 and below	23	0.849	0.954	12.4%	0.920	0.988
6	85	0.966	0.998	3.3%	0.984	1.012
7	347	0.937	0.998	6.5%	0.991	1.005
8	190	0.946	0.993	5.0%	0.986	1.001
9 and above	74	0.956	0.971	1.6%	0.949	0.994
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1900 - 1950	50	0.876	0.966	10.3%	0.945	0.987
1951 - 1960	46	0.891	1.010	13.3%	0.987	1.033
1961 - 1970	59	0.936	1.012	8.2%	0.991	1.033
1971 - 1980	149	0.947	0.995	5.1%	0.983	1.008
1981 - 1990	142	0.930	0.978	5.2%	0.967	0.988
1991 - 2000	139	0.958	0.997	4.1%	0.987	1.007
2001-2003	134	0.974	0.988	1.4%	0.979	0.997
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
Fair and Average	552	0.950	0.993	4.5%	0.987	0.998
Average	149	0.927	0.991	6.9%	0.979	1.002
Very Good	18	0.865	0.961	11.2%	0.927	0.996
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1	361	0.918	0.987	7.6%	0.979	0.996
1.5	25	0.937	0.977	4.3%	0.947	1.007
2	333	0.968	0.997	3.0%	0.992	1.002
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
0-1200	139	0.942	0.993	5.4%	0.982	1.005
1201-1400	97	0.933	0.998	7.0%	0.985	1.011
1401-1600	86	0.908	0.998	9.9%	0.983	1.013
1601-1800	98	0.948	0.990	4.4%	0.974	1.006
1801-2000	73	0.961	1.001	4.1%	0.986	1.015
2001-2500	153	0.952	0.982	3.1%	0.971	0.992
2501-3000	56	0.949	0.998	5.2%	0.983	1.014
3001-7500	17	0.955	0.977	2.3%	0.929	1.025

Area 61 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.991.

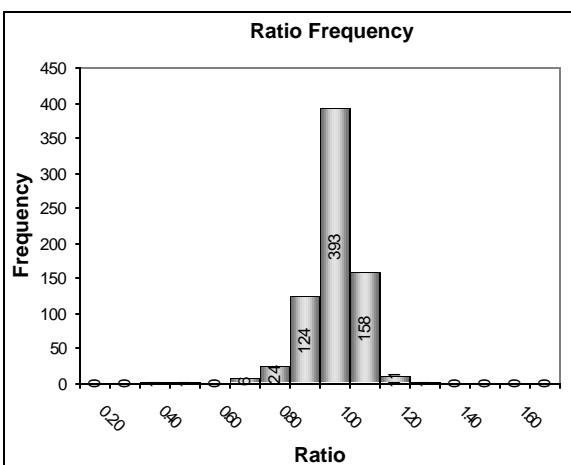
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	658	0.948	0.993	4.7%	0.988	0.998
Y	61	0.908	0.984	8.4%	0.962	1.006
Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	711	0.947	0.991	4.6%	0.986	0.996
Y	8	0.839	1.011	20.5%	0.942	1.080
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
5	224	0.930	0.990	6.5%	0.980	1.000
6	495	0.950	0.992	4.5%	0.987	0.998
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-5000	50	0.953	0.992	4.1%	0.975	1.010
05001-08000	332	0.953	0.994	4.2%	0.987	1.001
08001-12000	208	0.947	0.996	5.1%	0.987	1.005
12001-16000	72	0.926	0.978	5.7%	0.959	0.998
16001-20000	26	0.933	0.985	5.6%	0.947	1.023
20001-30000	12	0.895	1.005	12.3%	0.939	1.070
30001-43559	8	0.879	0.977	11.2%	0.893	1.061
1AC-10AC	11	0.887	0.985	11.0%	0.957	1.012

2002 Improved Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2002	Date of Report: 06/02/2003	Sales Dates: 1/2001- 12/2002
Area 61- Kent Meridian	Analyst ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 719 Mean Assessed Value 218,800 Mean Sales Price 232,000 Standard Deviation AV 77,267 Standard Deviation SP 94,078			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.949 Median Ratio 0.961 Weighted Mean Ratio 0.943			
UNIFORMITY			
Lowest ratio 0.338 Highest ratio: 1.203 Coefficient of Dispersion 6.10% Standard Deviation 0.081 Coefficient of Variation 8.57% Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.954 <i>Upper limit</i> 0.966			
95% Confidence: Mean <i>Lower limit</i> 0.943 <i>Upper limit</i> 0.955			
SAMPLE SIZE EVALUATION			
N (population size) 5829 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.081 Recommended minimum: 11 Actual sample size: 719 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 319 <i># ratios above mean:</i> 400 <i>Z:</i> 3.021 Conclusion: Non-normal			

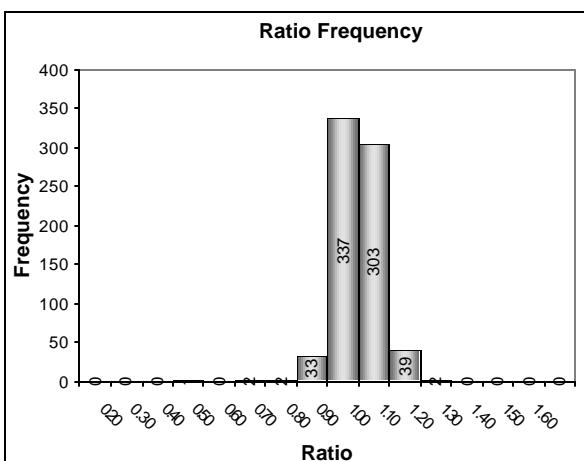


COMMENTS:

1 to 3 Unit Residences throughout area 61

2003 Improved Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2003	Date of Report: 06/02/2003	Sales Dates: 1/2001 - 12/2002
Area 61 - Kent Meridian	Analyst ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 719 Mean Assessed Value 230,000 Mean Sales Price 232,000 Standard Deviation AV 90,331 Standard Deviation SP 94,078			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.998 Weighted Mean Ratio 0.991			
UNIFORMITY			
Lowest ratio 0.491 Highest ratio: 1.244 Coefficient of Dispersion 4.97% Standard Deviation 0.068 Coefficient of Variation 6.86%			
Price Related Differential (PRD)			
1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.992 Upper limit 1.004			
95% Confidence: Mean Lower limit 0.993 Upper limit 1.003			
SAMPLE SIZE EVALUATION			
N (population size) 5829 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.068 Recommended minimum: 8 Actual sample size: 719			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 360 # ratios above mean: 359 Z: 0.037 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 61

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr